

TO LET



Home Park Road, Wimbledon Park, SW19

£2,000.00 PCM

2

1

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Property Description

A great sized two-bedroom first floor flat located on the highly desirable and quiet Home Park Road, Wimbledon Park, SW19. The property comprises of a bright and spacious living room with ample space for dining, a separate kitchen, a large double bedroom, a single bedroom, a bathroom with shower over bath and a separate WC. Added benefits include a large private garden with side access.

The property is located a moments' walk to Wimbledon Park Station (District Line) providing you with excellent transport links across London and to the City. The large open spaces of the popular Wimbledon Park is also close by. This property is perfect for a couple or a growing family in need of extra space and good transport links.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

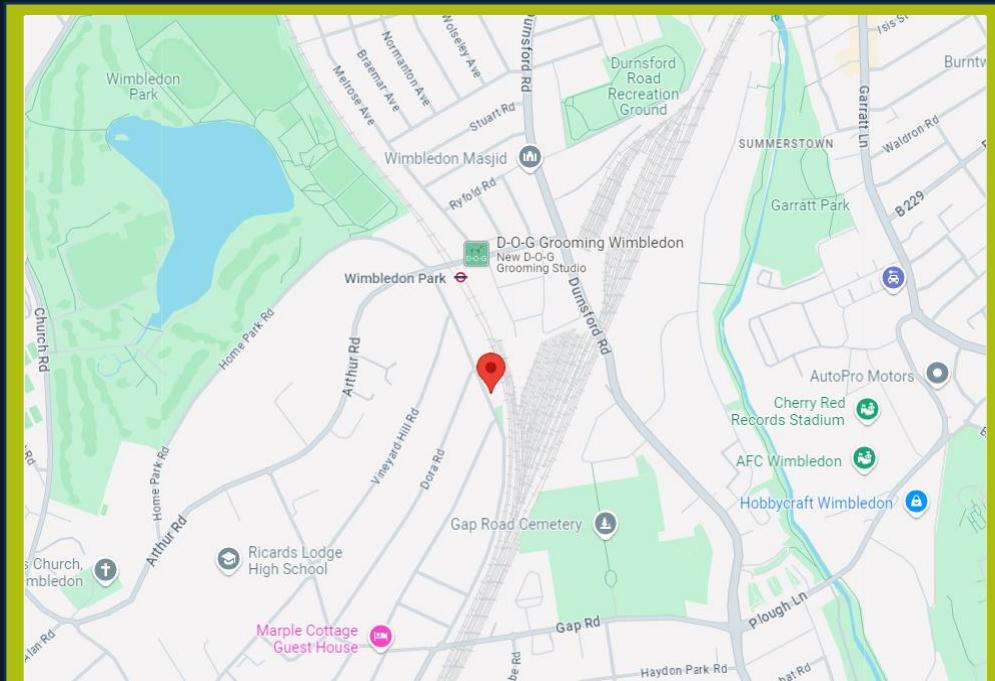
Date Available – 23/12/2025

Holding deposit amount – £460.00

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
XXXXXXXXXX



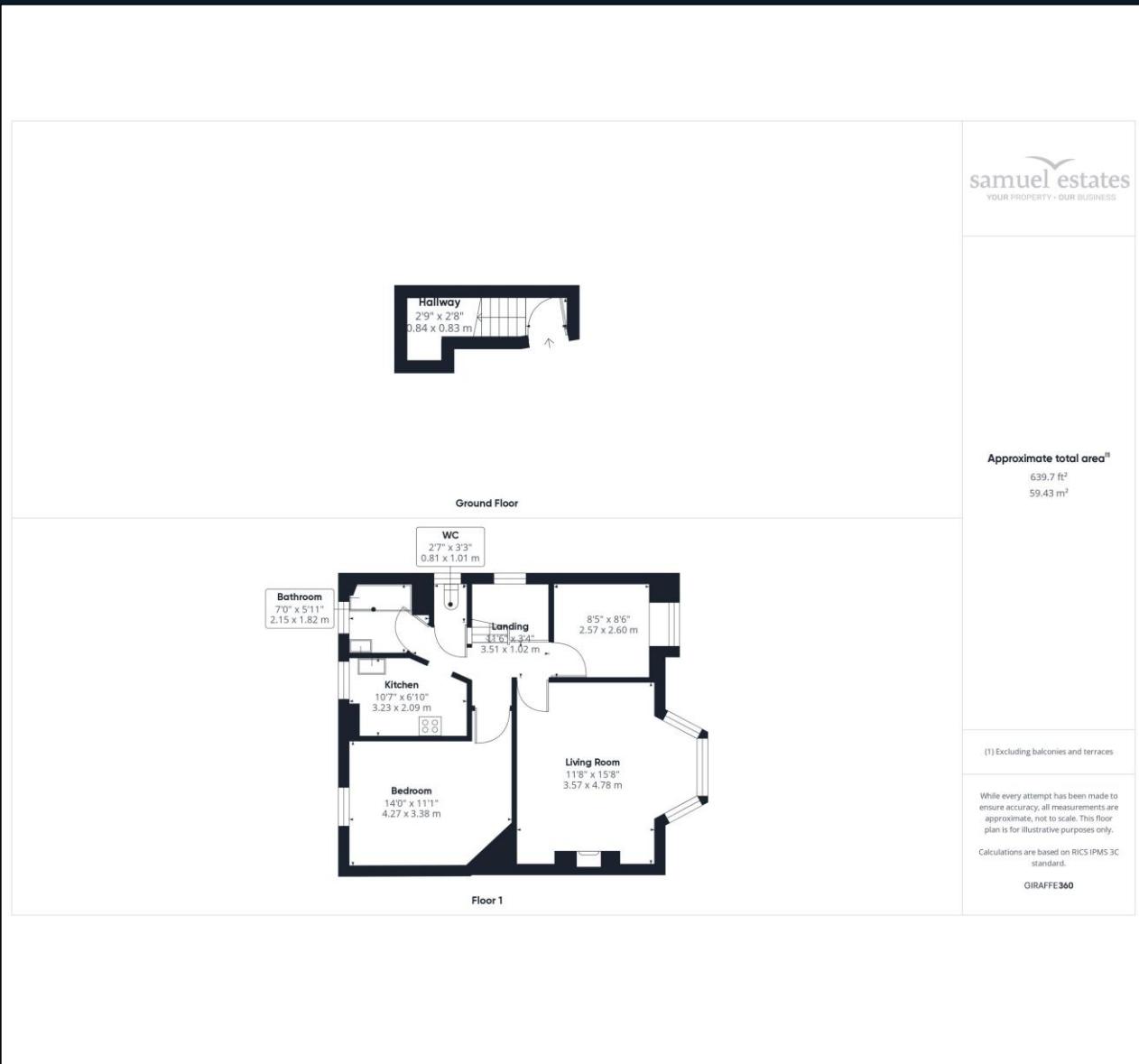
Mobile Signal
XXXXXXXXXX



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Ground Floor

Floor 1

Approximate total area⁽¹⁾
639.7 ft²
59.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
50-54 E	58	

Balham
45 Bedford Hill,
London, SW12 9EY
020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
020 8679 9889