

TO LET



Abbey Road, SW19

£2,100.00 PCM

 **2**

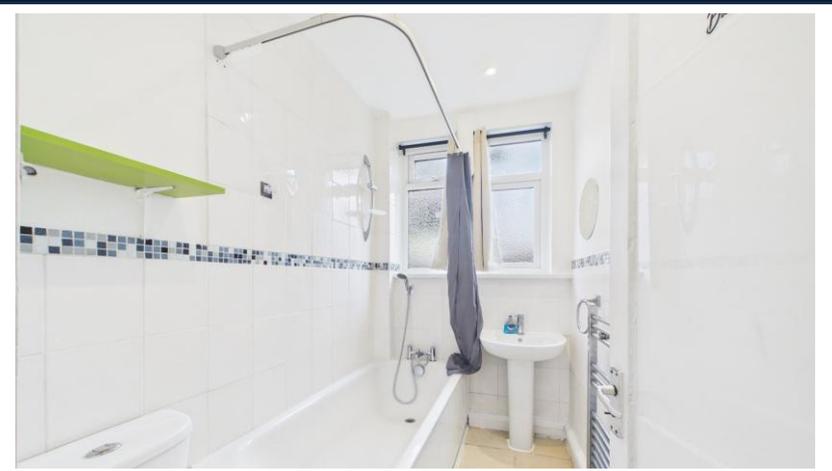
 **1**


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Property Description

This large two double bedroom maisonette offers exceptionally spacious accommodation throughout and is ideal for a professional couple or small family. Situated on the ground floor, the property features a generous reception room, two double bedrooms, a fully fitted kitchen, a modern bathroom, and a private, low-maintenance garden.

The property is conveniently located and only within a few minutes walking distance of South Wimbledon Tube Station (Northern Line)



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

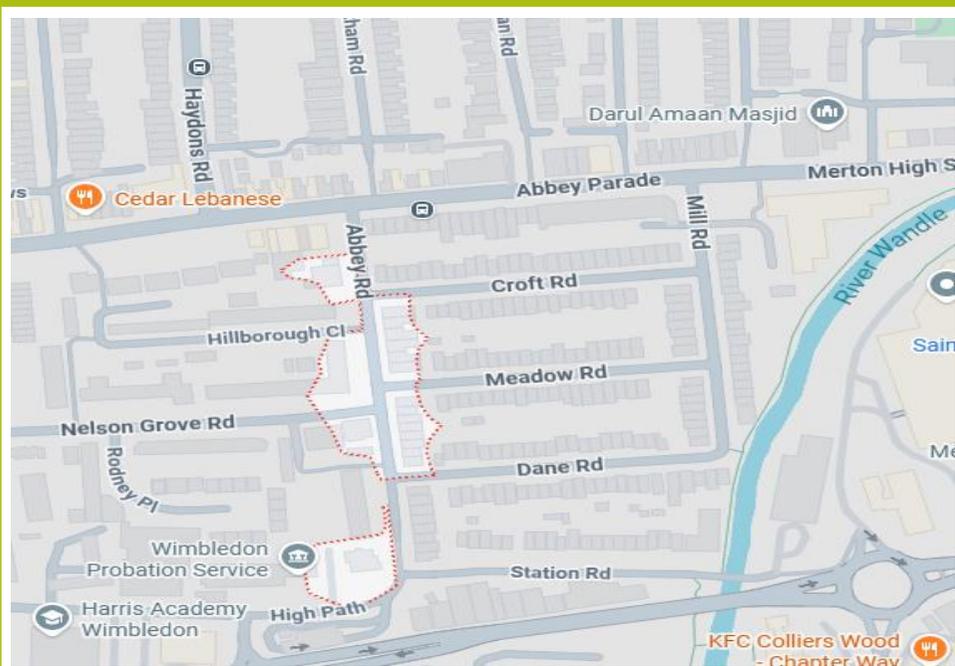
Date Available – 03/03/2026

Holding deposit amount – £484.00

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Ultrafast



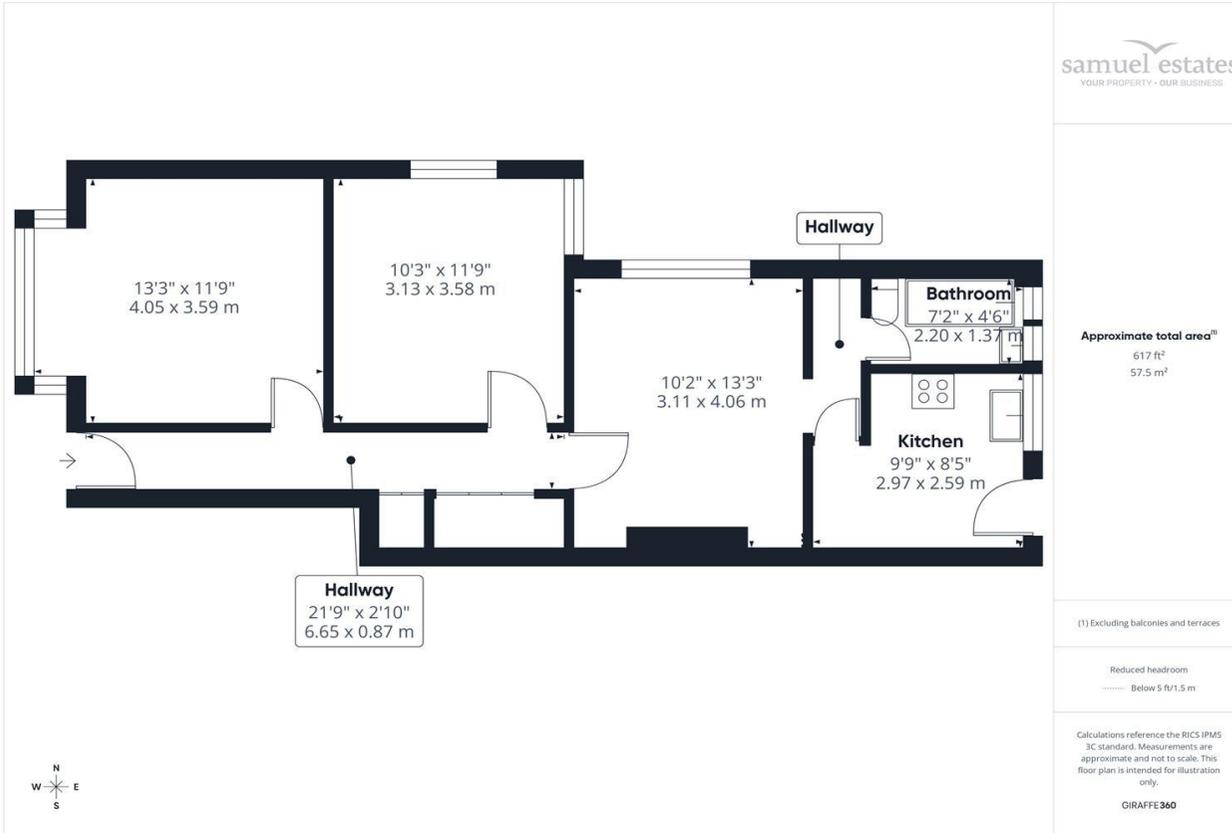
Mobile Signal
Good



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



Proposed Development in Immediate Locality?
None



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	78

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

