

TO LET



Worple Road, Merton, SW19

£2,500.00 PCM

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Property Description

Presented in excellent condition throughout and available immediately, this spacious two-bedroom, two-bathroom apartment offers contemporary living in the highly sought-after area of Wimbledon.

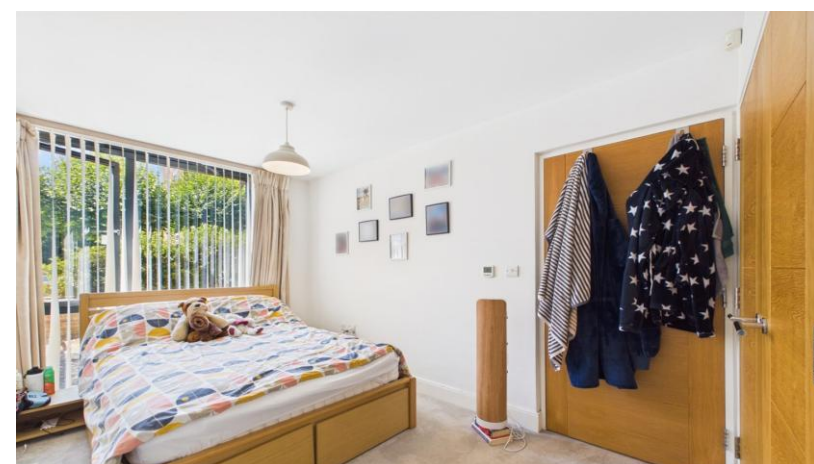
The property comprises a generous reception room with floor-to-ceiling windows, creating a bright and welcoming living space, alongside a modern open-plan kitchen with integrated appliances. There are two well-proportioned double bedrooms, a stylish family bathroom with a shower over the bath, and a further en-suite bathroom to the principal bedroom. The property also benefits from a large private terrace.

Trafalgar House is a modern development ideally positioned on Worple Road, offering a peaceful residential setting while remaining within easy reach of the amenities and transport links Wimbledon has to offer.

Wimbledon is one of South West London's most desirable neighbourhoods, renowned for its vibrant town centre, excellent transport connections and abundance of green open spaces. Wimbledon Station is within easy walking distance, providing National Rail services to London Waterloo, as well as District Line Underground and Tramlink connections, making commuting into Central London convenient and straightforward.

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

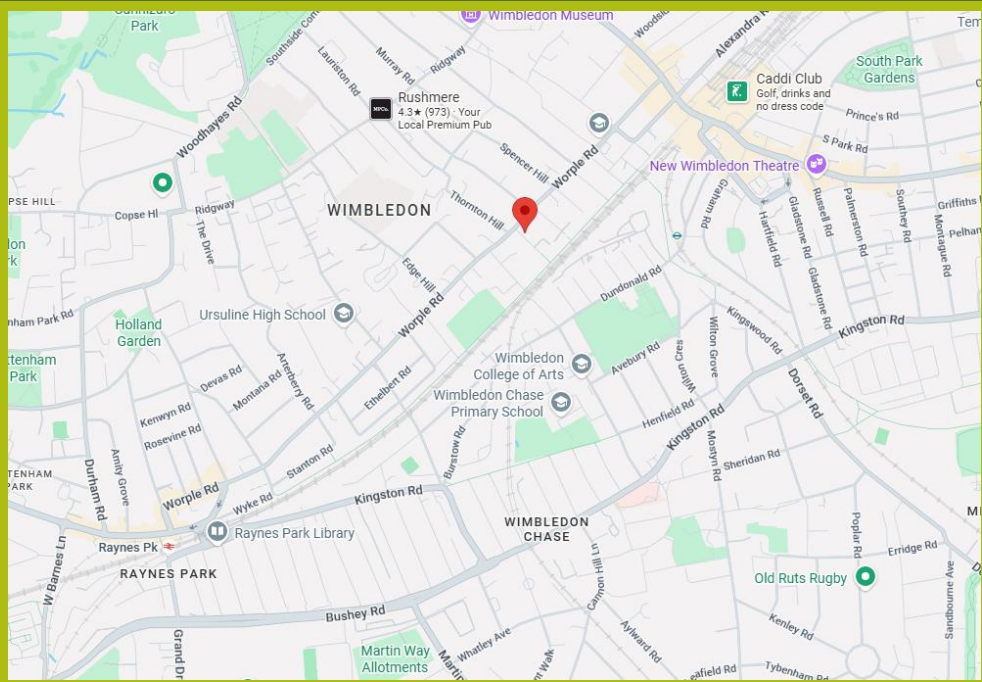
Date Available – 26/09/2026

Holding deposit amount – £576

Security Deposit amount (Five weeks rent) – £2,884.00

Council Tax Band – E

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 / Mains



Broadband
Cable



Mobile Signal
Good Coverage

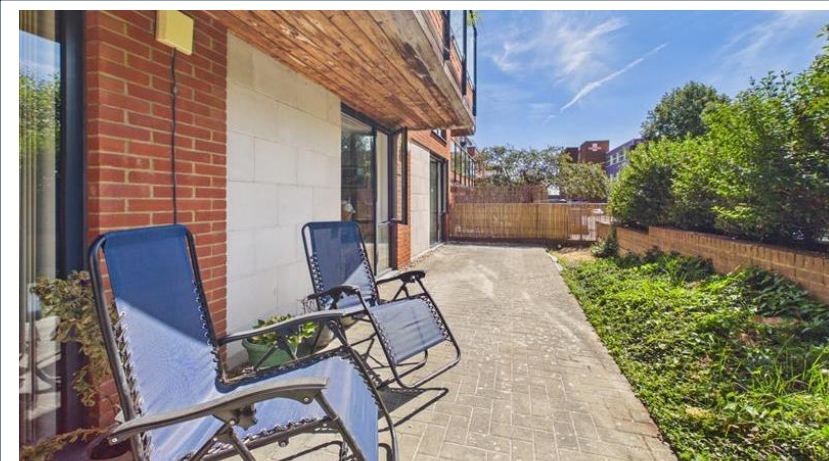
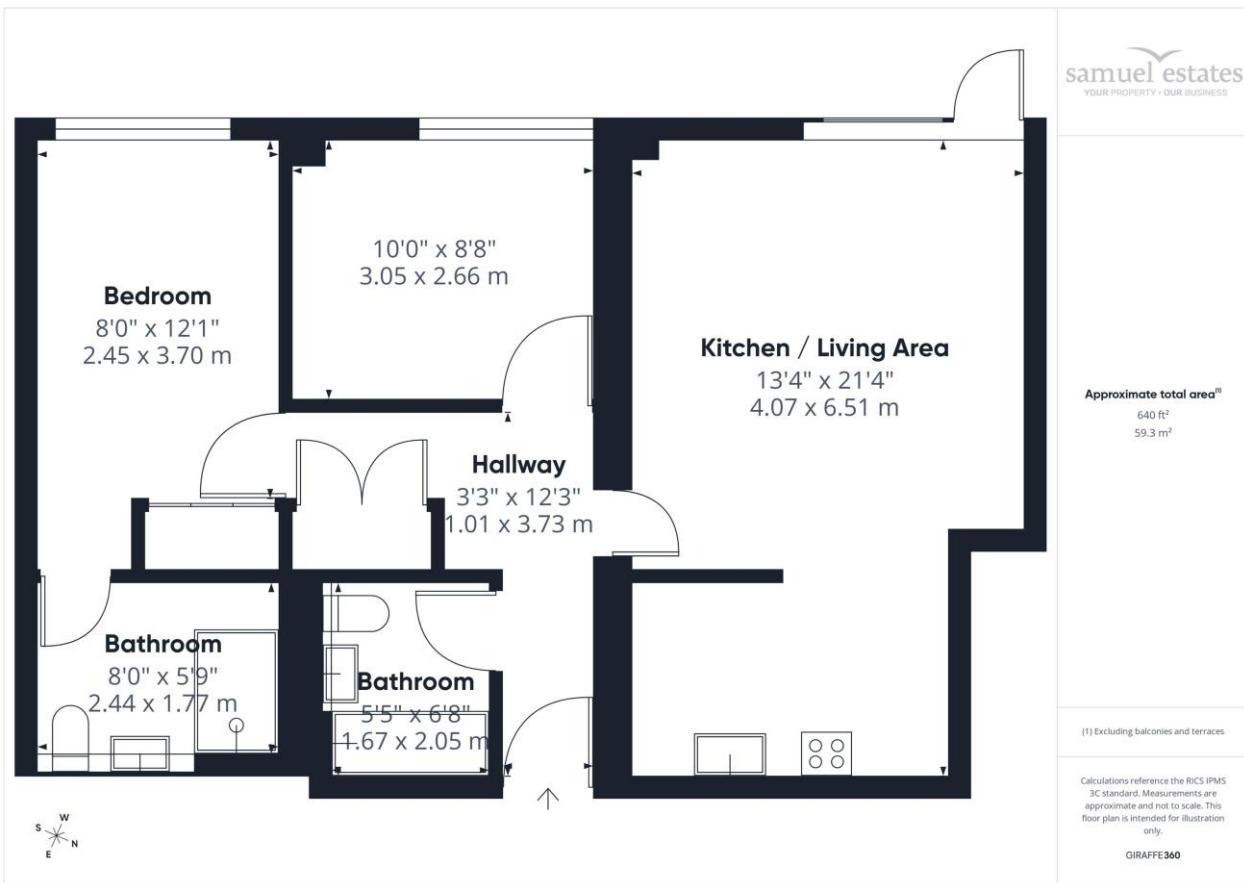


Flood Risk

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



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	80	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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