

TO LET



Dolphin Court, Southey Road, SW19

£1,800.00 PCM

1

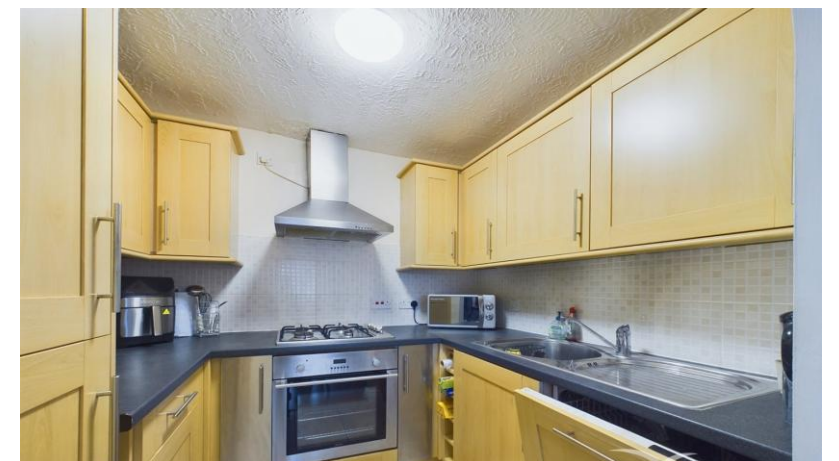
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Property Description

A well presented and spacious one bedroom first-floor apartment located on the quiet and residential Southey Road, Wimbledon, SW19. The property boasts a living room, a fully-equipped kitchen, a good sized double bedroom with built-in cupboards and a three piece bathroom with a shower over bath.

Located right on the doorstep, residents have easy access to all the amenities of Wimbledon town centre, including theatres, cinemas, bars, restaurants, fitness clubs, a wide range of shops, and, of course, Wimbledon Main/District Line station.



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 – 05/02/2026

Holding deposit amount – £415

Security Deposit amount (Five weeks rent) – £2,076.00

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Cable

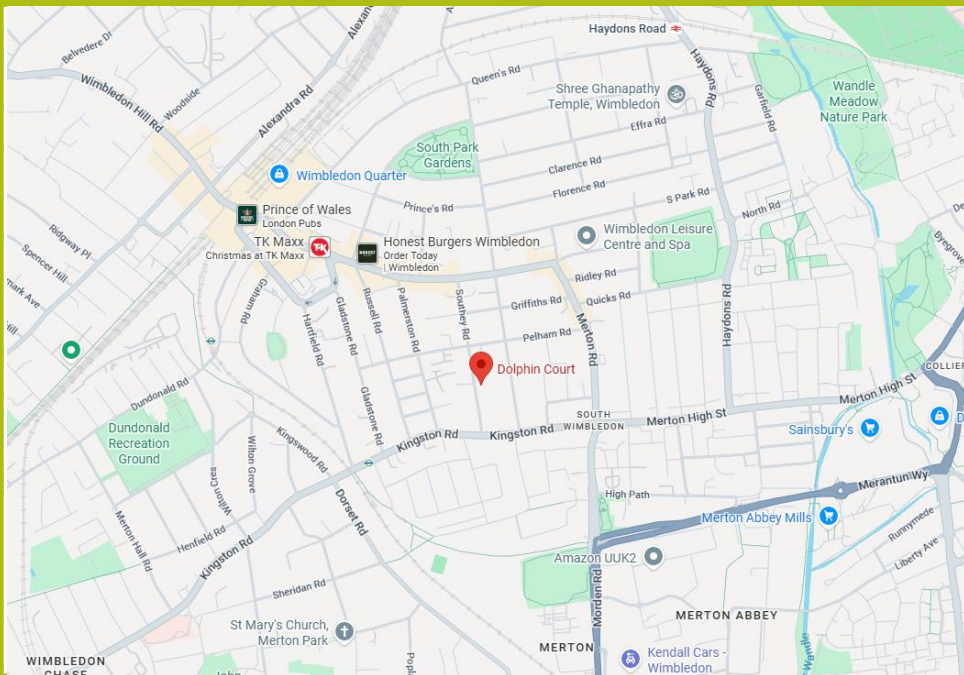


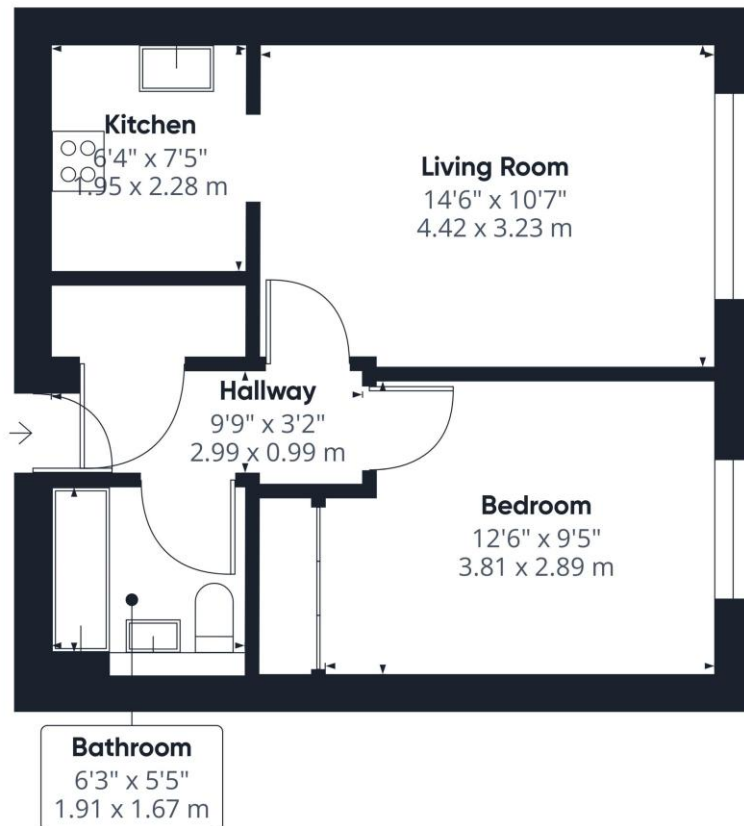
Flood Risk

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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Approximate total area[#]
415.15 ft²
38.57 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	81	81
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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