

TO LET



Aboyne Drive, West Wimbledon, SW20

£1,600.00 PCM

 **2**

 **1**

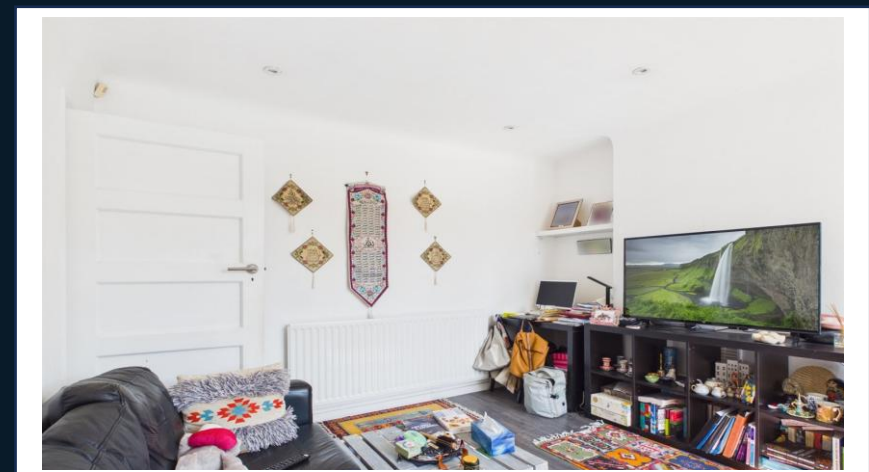

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Property Description

A spacious and well presented two bedroom first floor flat located on Aboyne Drive, West Wimbledon, SW20. The property comprises of a bright reception, a modern fully equipped kitchen, a good sized double bedroom, a single bedroom and a three piece shower room.

The property benefits from access to a private garden, double glazed windows, gas central heating and hardwood flooring throughout.

Raynes Park & New Malden Stations (Southwestern) are both within a short walk to the property providing you excellent transport links across London and to the City.



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

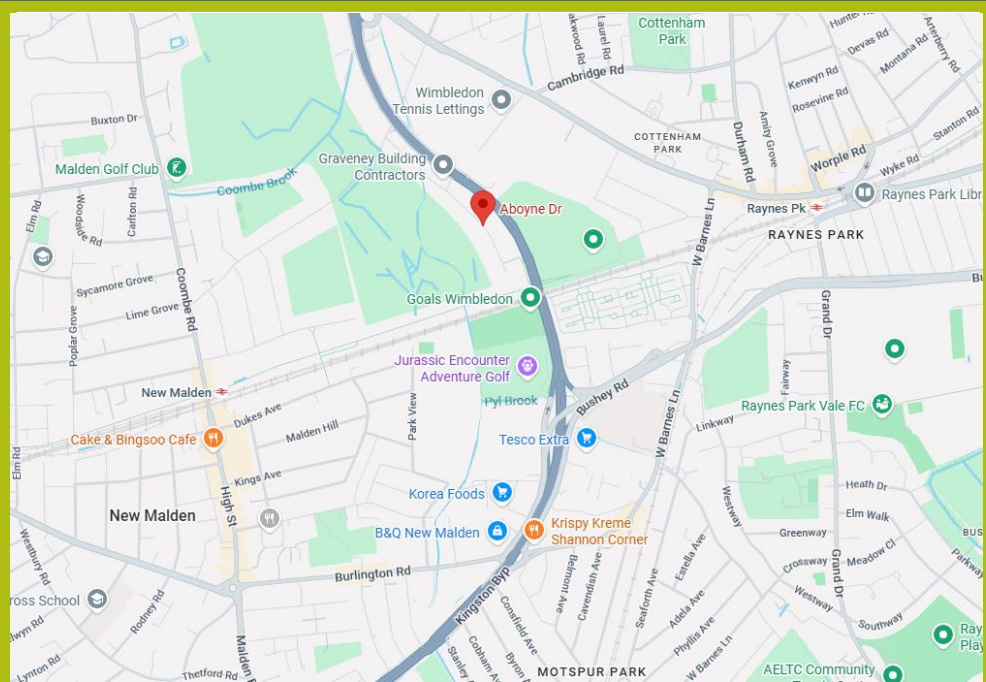
Date Available – 15/08/2026

Holding deposit amount – £369.2

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
(First Floor Flat)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

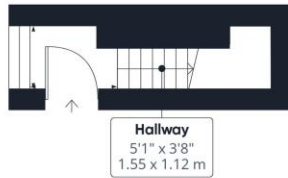


Flood Risk

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



Proposed Development in Immediate Locality?
None



Ground Floor



Floor 1

Approximate total area⁽¹⁾
586 ft²
54.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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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
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