

TO LET



Charlmont Road, Tooting, SW17

£2,300.00 PCM

2

1

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## Property Description

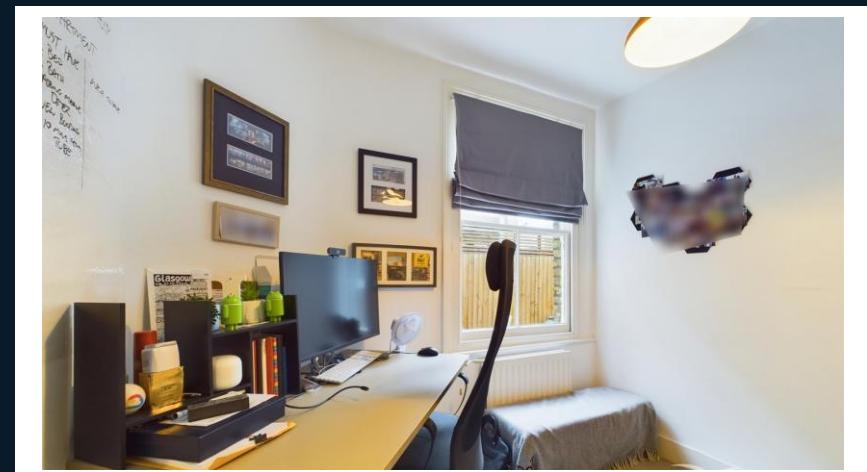
A splendid and well-proportioned ground floor maisonette featuring two bedrooms, situated on the sought-after and tranquil Charlmont Road in Tooting, SW17. The property comprises of a bright and roomy reception that boasts an impressive fireplace, a generously sized double bedroom, a single bedroom, a separate dining room with access to the garden, a contemporary three-piece family bathroom, and a fully equipped and stylish kitchen. Added benefits include access to a low-maintenance private garden, gas central heating, and ample storage space.

This property just a brief stroll away from Tooting Broadway Underground Station (Northern Line) and Tooting Overground Station (Thameslink). There are also numerous bus routes that offer exceptional connectivity throughout London and to the City. There are plenty popular bars, restaurants, and shops at your doorstep, along with the convenience of St. George's University Hospital within a short walk.

This residence is a perfect fit for a young family or a couple seeking outstanding transportation links and entertainment options.

## 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

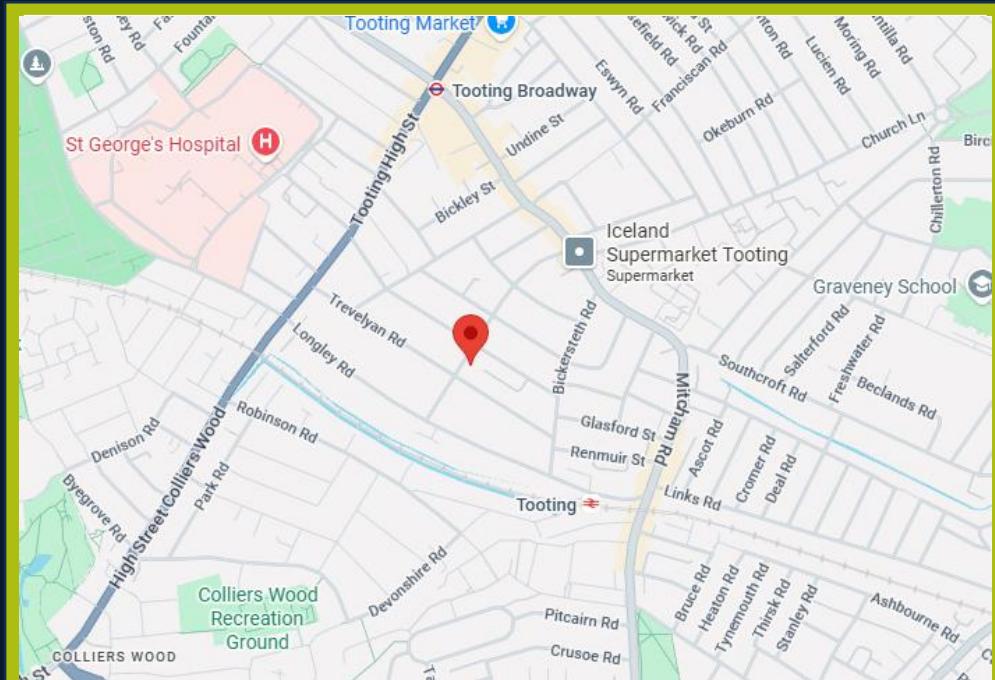
**Date Available** – 28/02/2026

**Holding deposit amount** – £530

**Security Deposit amount (Five weeks rent)** – £2,653.00

**Council Tax Band** – C

**Local Authority** – Wandsworth Council



### Property Type

Maisonette (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

**Floor Plan Details:**

- Living Room:** 13'8" x 11'10" (4.19 x 3.61 m)
- Bedroom:** 11'6" x 11'10" (3.51 x 3.62 m)
- Office:** 9'1" x 8'4" (2.78 x 2.55 m)
- Dining Room:** 9'4" x 11'5" (2.85 x 3.49 m)
- Kitchen:** 12'0" x 8'5" (3.66 x 2.57 m)
- Bathroom:** 6'11" x 7'9" (2.13 x 2.38 m)
- Hallway:** 22'4" x 2'8" (6.82 x 0.84 m)

**Approximate total area<sup>(1)</sup>**  
695.38 ft<sup>2</sup>  
64.60 m<sup>2</sup>

**Reduced headroom**  
3.82 ft<sup>2</sup>  
0.35 m<sup>2</sup>

(1) Excluding balconies and terraces

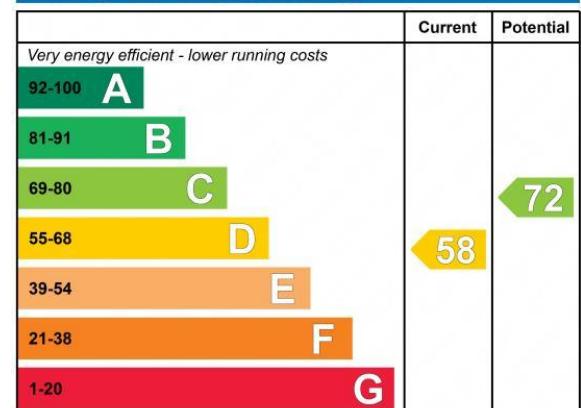
□ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



### Energy Efficiency Rating



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

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
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