

**TO LET**



**Hartfield Road, Wimbledon, SW19**

**£1,800.00 PCM**

 **1**

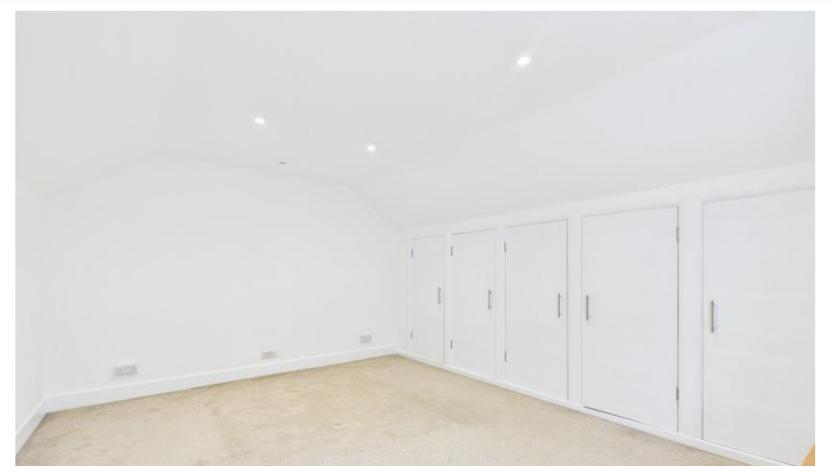
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## Property Description

A beautifully presented and generously proportioned one bedroom split level flat, ideally situated on the ever popular Hartfield Road in Wimbledon, SW19. The first floor features a bright and spacious living room, a separate well appointed kitchen, and a modern three piece bathroom with a shower over the bath. Upstairs, the second floor offers a well sized double bedroom with excellent built in storage. Additional benefits include a charming, low maintenance private garden and gas central heating throughout.

The property is superbly located just a short walk from Wimbledon Station (South Western & Thameslink) and the District Line, ensuring fast and convenient connections across London and into the City. You'll also be moments from Wimbledon Quarter Shopping Centre and The Broadway, offering a wide array of shops, cafés, restaurants, and popular bars.



## 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

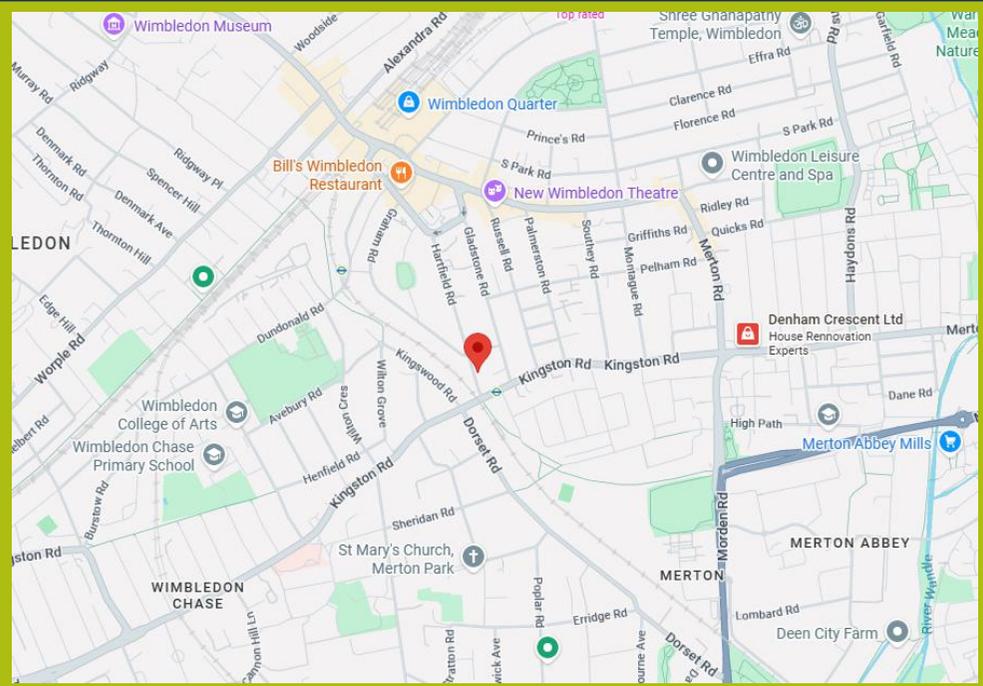
Date Available – 28/03/2026

Holding deposit amount – £415

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

Council Tax Band – C

Local Authority – Merton Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

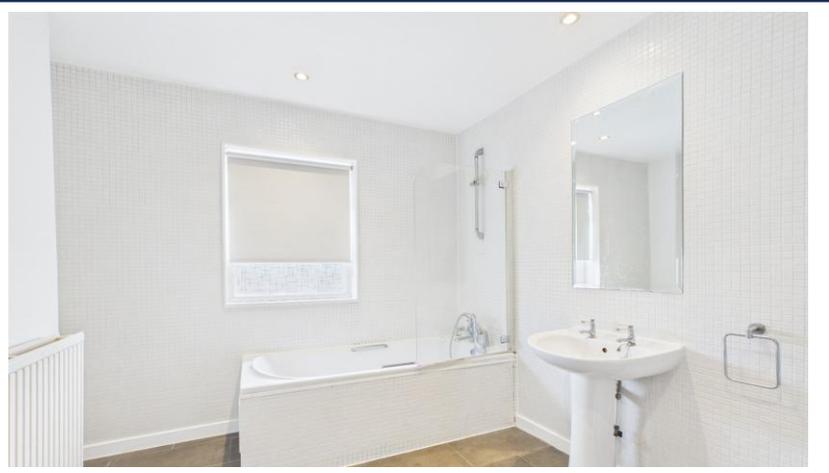
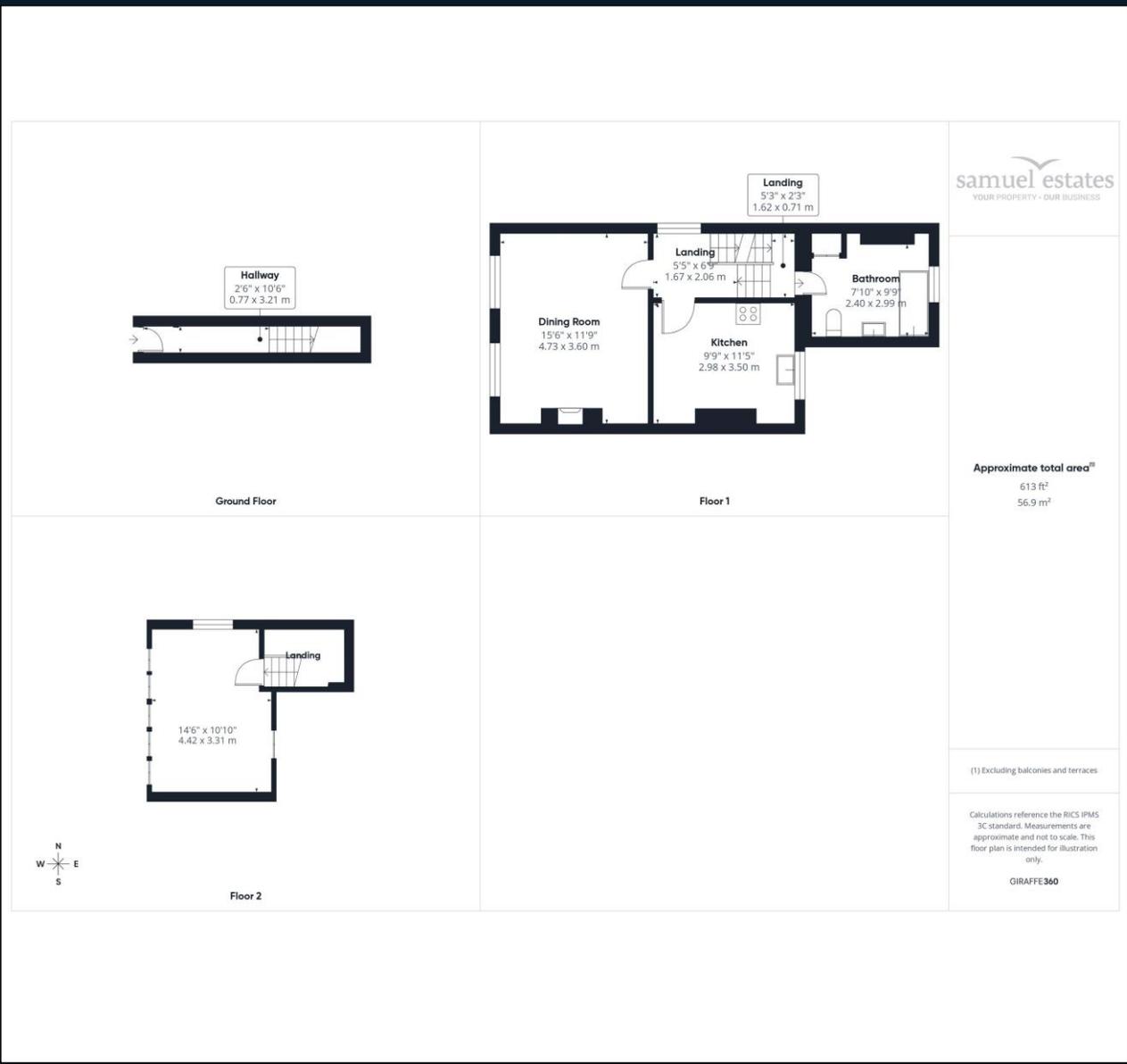


**Flood Risk**

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



**Proposed Development in Immediate Locality?**  
None



**Energy Efficiency Rating**

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

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45 Bedford Hill,  
London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
30 Watermill Way,  
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**Streatham**  
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