

TO LET



Elsyng Road, Wandsworth, SW18

£2,500.00 PCM



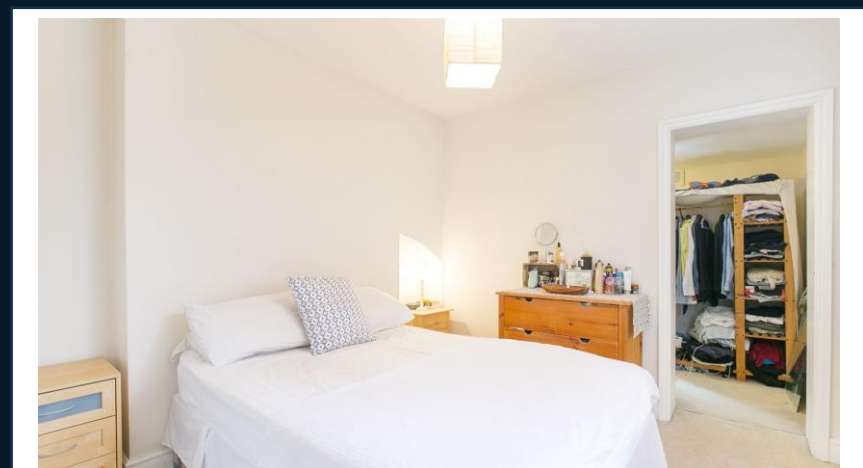
samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A beautifully presented one bedroom ground floor flat with a huge private garden located on the ever so popular Elsynge Road, Wandsworth, SW18. The property comprises of a good-sized double bedroom with a large walk in wardrobe, a modern shower room, a spacious fully equipped kitchen with space for dining and a huge bright and open living room.

Clapham Junction is just a short walk away allowing access to excellent transport links. The large open spaces of Wandsworth Common is also around the corner along with Wandsworth Towne centre offering amazing restaurant's, bars and pubs.

Viewings are strictly by appointment with Samuel Estates. This property will go fast, contact us now to arrange a viewing.



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 – 07/09/2026

Holding deposit amount – £507.6

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – D

Local Authority – Wandsworth 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

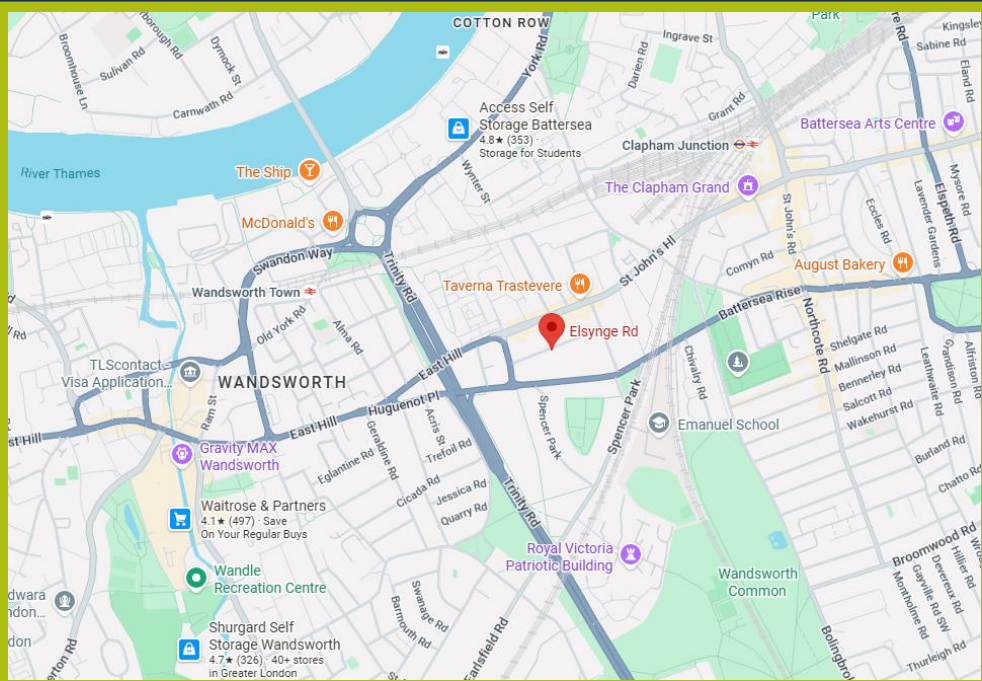


Flood Risk

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



**Proposed Development
in Immediate Locality?**
None



Elsyng Road, SW18
Approximate gross internal area
787 sq ft / 73.11 sq m

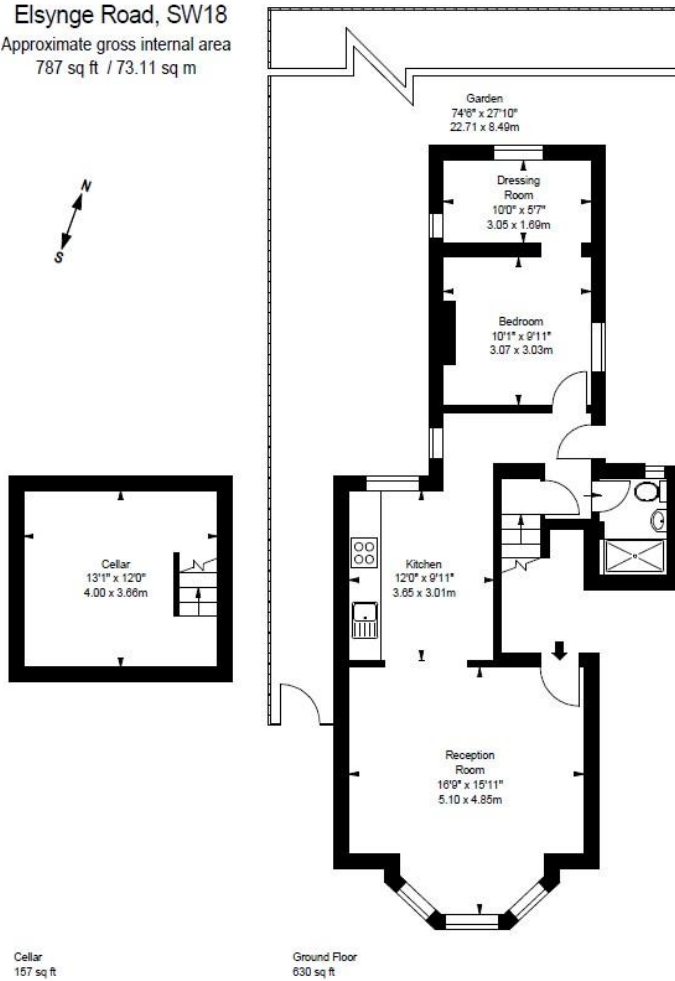


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

Balham

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
London, SW16 3PX
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