

TO LET



Denmark Avenue, Wimbledon, SW19

£2,200.00 PCM

 **2**

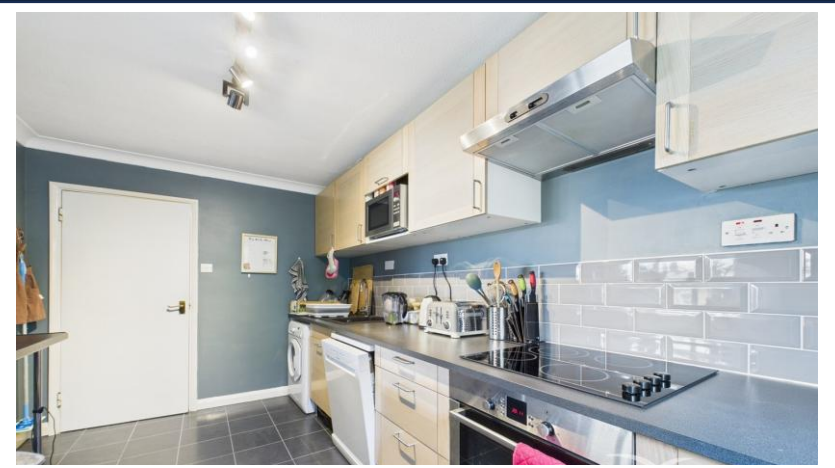
 **1**

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Property Description

A beautifully presented two-bedroom flat situated in the highly sought-after Parker Court on Denmark Avenue, Wimbledon, SW19. This spacious property features a generous reception room with ample space for dining, a sleek modern kitchen with a breakfast bar, and two well-proportioned double bedrooms, both equipped with built-in wardrobes. The contemporary three-piece family bathroom includes a shower over the bath.

Additional benefits include allocated parking at the rear of the property. The popular Wimbledon town centre is a short walk away and the property is ideally located just a short walk from Wimbledon Station, offering both overground and underground services, this home provides excellent transport links across London and into the City. Perfect for a young couple or a small family seeking extra space and a perfect location.



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

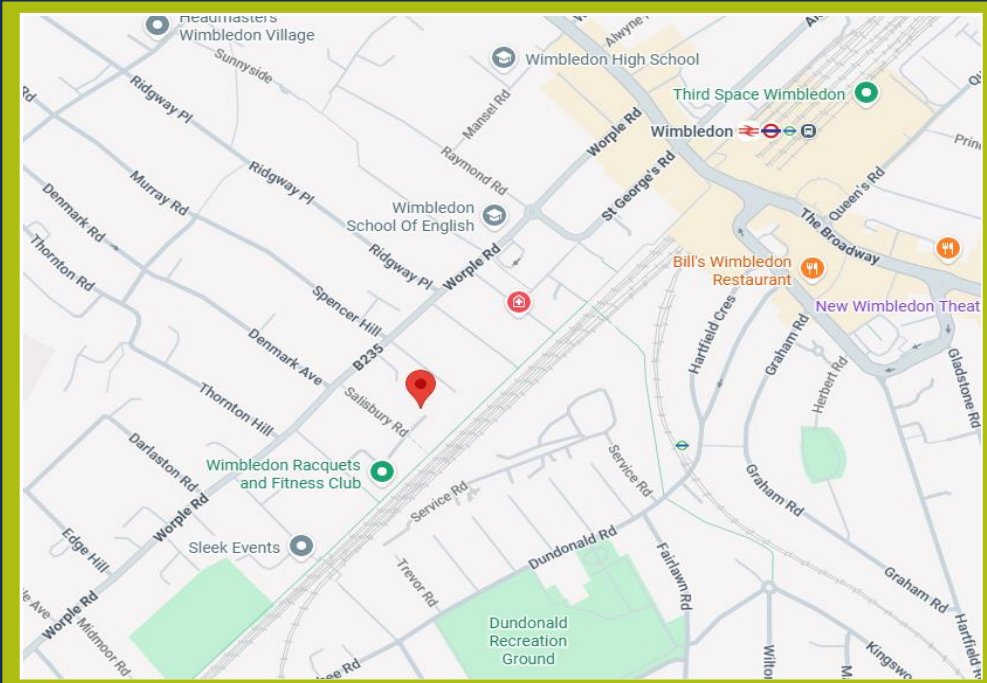
Date Available – 27/08/2026

Holding deposit amount – £507.6

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

Council Tax Band – E

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

Electric



Broadband

cable



Mobile Signal

Good coverage



Flood Risk

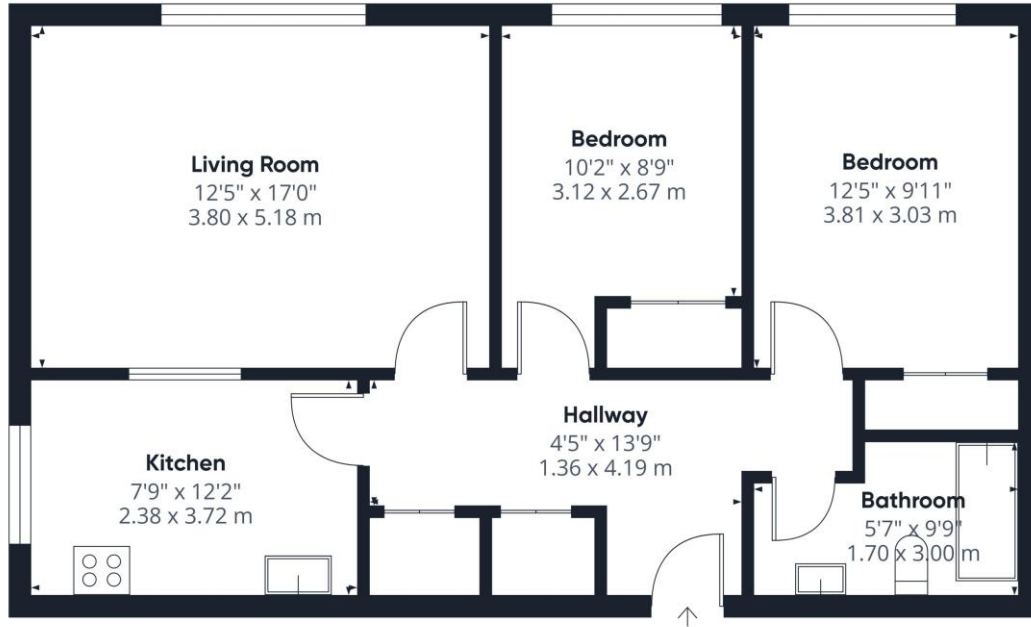
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development
in Immediate Locality?

None



Approximate total area¹⁾
729.7 ft²
67.79 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		82
69-80 C		
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY

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Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

