



HARTFIELD ROAD, SW19  
**£3,250 PER MONTH UNFURNISHED**

**Winkworth**



## HARTFIELD ROAD, SW19

Winkworth Wimbledon is delighted to present this beautifully maintained third-floor apartment in the sought-after Mulholland House on Hartfield Road, Wimbledon. With a private wrap-around terrace offering stunning views, this property is a standout opportunity in this prestigious development. The apartment features a sleek open-plan kitchen with integrated appliances, leading into a bright and spacious reception room with direct access to the expansive terrace.

The main bedroom is designed with comfort in mind, offering built-in wardrobes, plenty of natural light, and a modern en-suite bathroom. The second bedroom is a generously sized double, also equipped with built-in storage. Completing the property are a stylish three-piece family bathroom and a convenient walk-in utility cupboard. Additional features include gas central heating, double glazing, and a thoughtfully designed layout to maximize space and comfort. There are also southwest facing communal gardens to the rear.

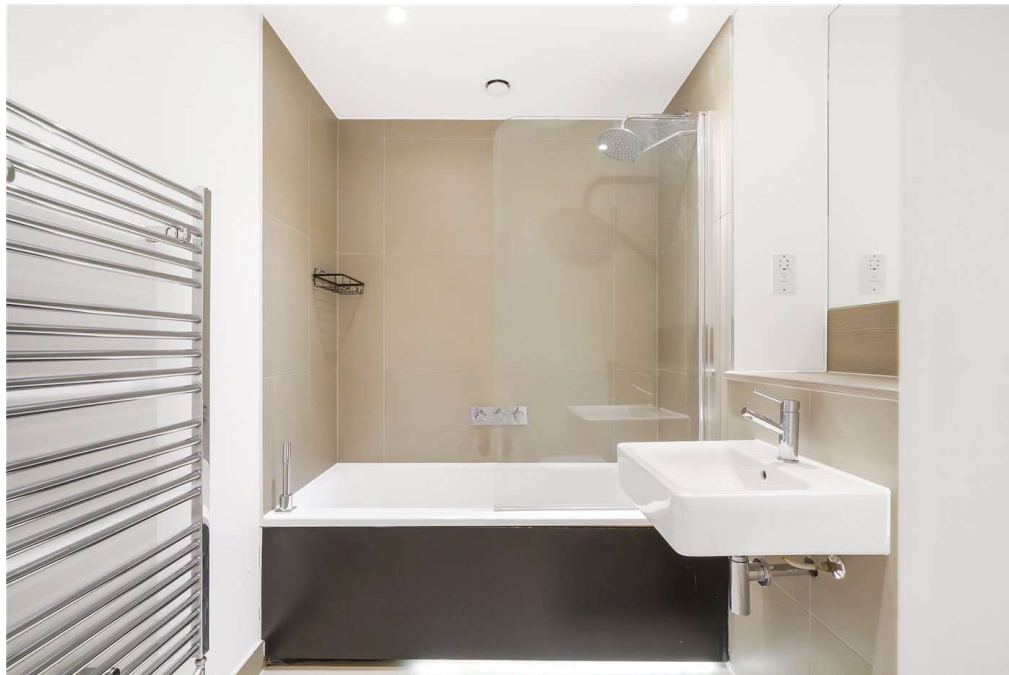
EPC C

Council Tax Band D



Holding fee: £750.00 (1 week's rent) Security deposit £3,750.00 (5 weeks) based on marketing rent of £3,250.00 per month. If a higher rent is agreed, then the deposit will be increased proportionately. Available 31st May.



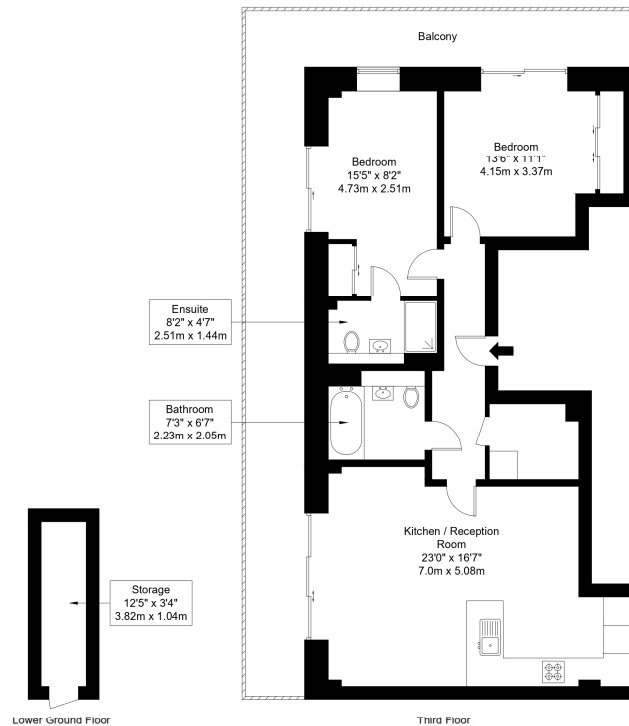


# Hartfield Road, SW19 3ES

Approx Gross Internal Area = 78.77 sq m / 848 sq ft

Storage = 4 sq m / 43 sq ft

Total = 82.77 sq m / 891 sq ft



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Wimbledon | 02037614040 | [wimbledon@winkworth.co.uk](mailto:wimbledon@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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