Maalems
Independent Estate Agents

MERTON ROAD, SW18 5SY



Presenting to the market this two bedroom upper ground floor maisonette. Comprising two double bedrooms, shower room, reception / dining room, fitted kitchen and a large front garden. The property is located within easy reach of the open expanses of King George's Park and Wandsworth's Southside Shopping Centre. Available 9th November 2026. EPC Rating D. Council Tax Band: C.



£2,300 PCM

Unfurnished

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TENANT INFORMATION

As a general affordability guide, the joint annual income of all applicants should normally be at least 30 times the monthly rent (e.g. if the rent is £1,000 pcm, the combined annual income would normally need to be at least £30,000). All relevant sources count — employment, self-employment, benefits, pensions, savings, maintenance and guarantor support — and are used solely to assess whether the tenancy is financially sustainable. Applied fairly and consistently.

If you wish to make an offer on this property, please complete and return the following form to earlsfield@maalems.co.uk:

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Property address:
Preferred move-in date:
Advertised rent: £_____ pcm
Proposed offer: £_____ pcm *(we cannot ask for, encourage or accept any offer above the advertised rent)*
Expected length of occupation / intended stay:
Property requests (if any):
Furniture requests (if any):
Applicant full name(s):
Applicant date(s) of birth:
Applicant job title(s) & Salary/Income/Employer:
Applicant employment status (self-employed / full-time / part-time / contract / retired / student / other):
Applicant contact numbers & email addresses:
All proposed occupiers (incl. children) — full names & ages:
Guarantor name & contact details (if applicable):
Guarantor employment status, job title & Salary/Income/Employer:
Right to Rent status/documentation for all adult occupiers:
Any CCJs, IVAs, bankruptcies or adverse credit history (applicant or guarantor):
Any current/historic rent arrears, or reasons your current landlord may not give a satisfactory reference:
Pets — type, breed/species, size, number (if any):

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From 1 May 2026, any new private tenancy granted will be an assured periodic tenancy — rolling, with no fixed contractual end date. Length-of-stay information above is requested only to help the landlord understand your intentions.
Pets: considered under the Renters' Rights Act. Consent will not be unreasonably refused; the landlord may take into account property suitability, lease/insurance restrictions, animal welfare, allergies and impact on the property or other occupiers.

HOLDING DEPOSIT

Once your offer has been accepted, we will request a holding deposit equivalent to one week's rent to reserve the property while referencing and Right to Rent checks are carried out. The holding deposit may be retained where the applicant provides false or misleading information, fails the Right to Rent check, withdraws from the proposed tenancy, or fails to take reasonable steps to enter into the tenancy agreement (e.g. not providing reasonable information requested). If the tenancy proceeds, the holding deposit is deducted from the move-in monies.

MOVE-IN MONIES

One month's rent in advance + a five weeks' security deposit (where annual rent is below £50,000), less the holding deposit. Rent in advance is requested only after the agreement is signed and before the tenancy start date. All monies must be received in full cleared funds before keys are released. The deposit is protected in accordance with statutory requirements.

TENANCY AGREEMENT

Normally issued for signing within 15 calendar days of receipt of the holding deposit, unless otherwise agreed in writing.

DURING YOUR TENANCY

Tenant changeovers / amendments — assignments, novations, replacement tenants, changeovers or new/amended written agreements at the tenant's request require landlord consent; where agreed, a permitted fee of £50 inc VAT may apply, or reasonable evidenced costs if higher.
Permitted default payments — reasonable costs for replacing lost keys/fobs/security devices; interest on late rent where permitted under the tenancy agreement; reasonable evidenced costs or losses if the tenant ends the tenancy without the required notice — only to the extent permitted by law.
Ending the tenancy — an assured periodic tenancy ends by the tenant giving the required written notice. Earlier release at the tenant's request may attract reasonable evidenced costs to the landlord, only to the extent permitted by law.
Utilities & council tax — unless agreed in writing, the tenant pays all utilities and outgoings: water, gas or other fuel, electricity, sewage, internet/communications, satellite or cable TV, TV licence (where applicable) and council tax.

VIRTUAL VIEWING / SIGHT-UNSEEN

Where no physical viewing has taken place, the application is made on the basis of the marketing materials provided (photographs, video/3D tours, floorplans and particulars). Applicants are encouraged to raise questions before entering into the tenancy agreement. This acknowledgement does not exclude statutory repairing obligations, fitness for human habitation, safety obligations, consumer protection rights, or rights in respect of materially inaccurate or misleading information.

DISCLAIMER

These particulars and any related marketing materials are provided as a general guide. We have not carried out a survey, tested services or appliances, or verified permissions, consents, planning, lease or title matters. Stated room sizes are approximate. Applicants should make their own enquiries on furnishings, parking, building/leasehold restrictions, broadband/mobile coverage, utilities, licensing and household suitability. Nothing here excludes or limits statutory rights, consumer protection rights, or liability for materially inaccurate or misleading information.