

TO LET



Letchworth Street, Tooting, SW17

£1,750.00 PCM

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A lovely one double bedroom flat located on the well located and highly desirable Letchworth Street, SW17. The property comprises of a bright living room with a beautiful feature fireplace, a good-sized bedroom, a modern three piece bathroom and a modern kitchen with space for dining.

Added benefits include double glazed windows throughout and gas central heating. The property is situated the middle of Tooting Bec & Tooting Broadway Underground Station (Northern Line) providing you with excellent transport links across London and City. Plenty of amazing bars, restaurants and shops are also on your doorstep.



## 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

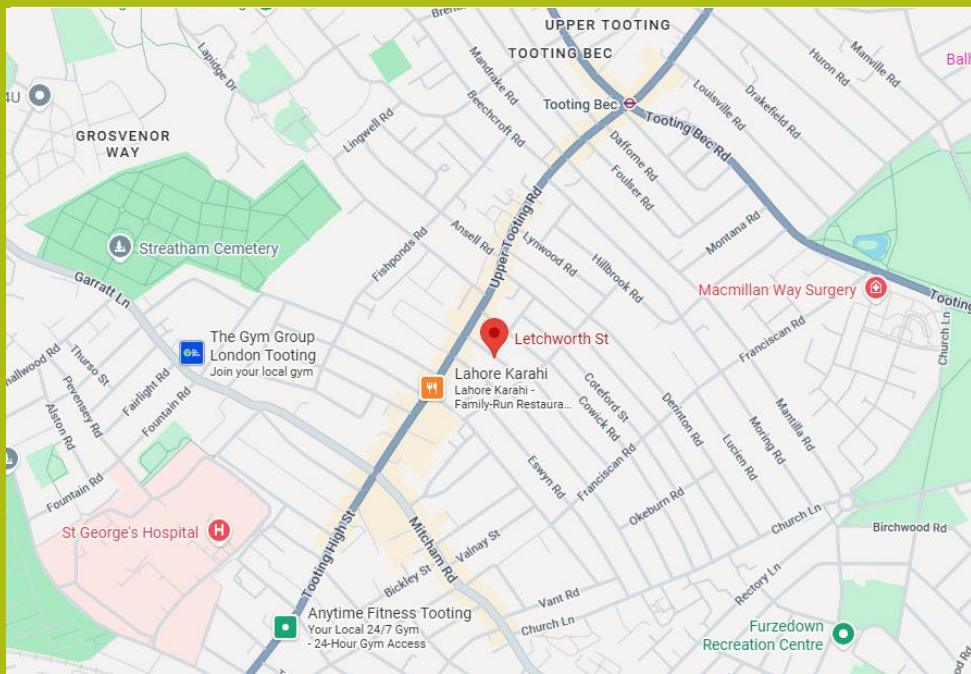
**Date Available – 25/01/2026**

**Holding deposit amount – £403**

**Security Deposit amount (Five weeks rent) – £2,019.00**

**Council Tax Band – B**

**Local Authority – Wandsworth Council**



**Property Type**

Flat (First 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

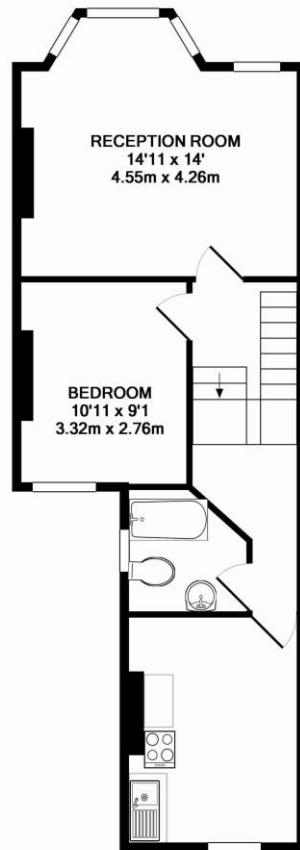


**Proposed Development  
in Immediate Locality?**

None



GROUND FLOOR  
APPROX. FLOOR  
AREA: 49 SQ.FT.  
(4.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)  
LETCWORTH STREET SW17  
TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)

Measurements are approximate. The images are not to scale and are for illustrative purposes only.  
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### 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  
☎ 020 8679 9889



### 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>		
55-68 <b>D</b>	67	77
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

