

TO LET



Broxholm Road, Streatham, SE27

£1,750.00 PCM

 **2**

 **1**


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Property Description

A spacious and well presented two double bedroom split level flat located on the quiet and popular Broxholm Road, Streatham, SE27. The property comprises of a spacious living room with huge windows that allows in plenty of natural light, a modern and separate kitchen, two double bedrooms and a three piece bathroom with shower over bath.

Added benefits include double glazed windows throughout, gas central heating, and a unique shower and sink located in the master bedroom.

The property is located just off Leigham Court Road providing you with bus routes along with Streatham Hill Station (Southern) & Tulse Hill station (Southern & Thameslink) both within a short bus journey away and providing you with excellent transport links across London. This property is ideal for a growing family in need of extra space or two sharers.



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

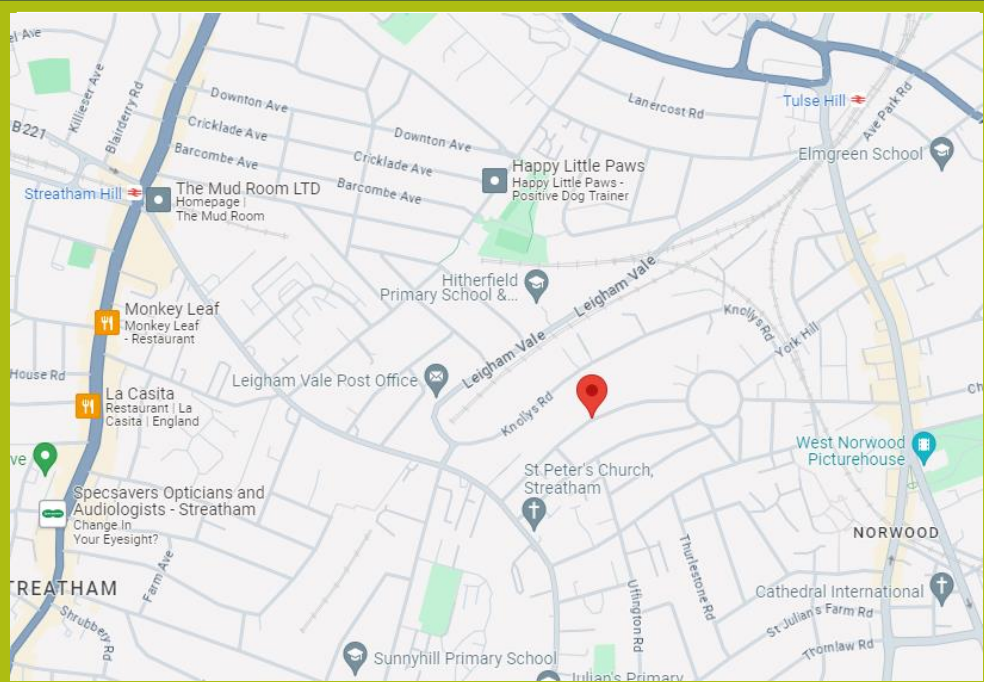
Date Available – 11/05/2024

Holding deposit amount – £403

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

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas - Mains



Broadband Cabel



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	63	
39-54 E		

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45 Bedford Hill,
London, SW12 9EY
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London, SW19 2RT
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Streatham
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