

TO LET



samuel estates
Lettings & Sales

Ferrers Road, Streatham, SW16

£2,500.00 PCM

 **3**

 **1**

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Property Description

This beautifully presented three bedroom house is located in Streatham SW16, just a few minutes walk from the station. The property benefits from three double bedrooms large kitchen, spacious reception rooms and garden, perfect for a family!

The property is located in between Streatham Common Rail Station and Streatham Rail Station, which offer direct links London Victoria and London Bridge respectively. The open spaces of Streatham Common are also very close by. The property is also a short distance from Streatham High Road with its wide range of bars and restaurants, an Odeon Cinema and other local amenities.



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

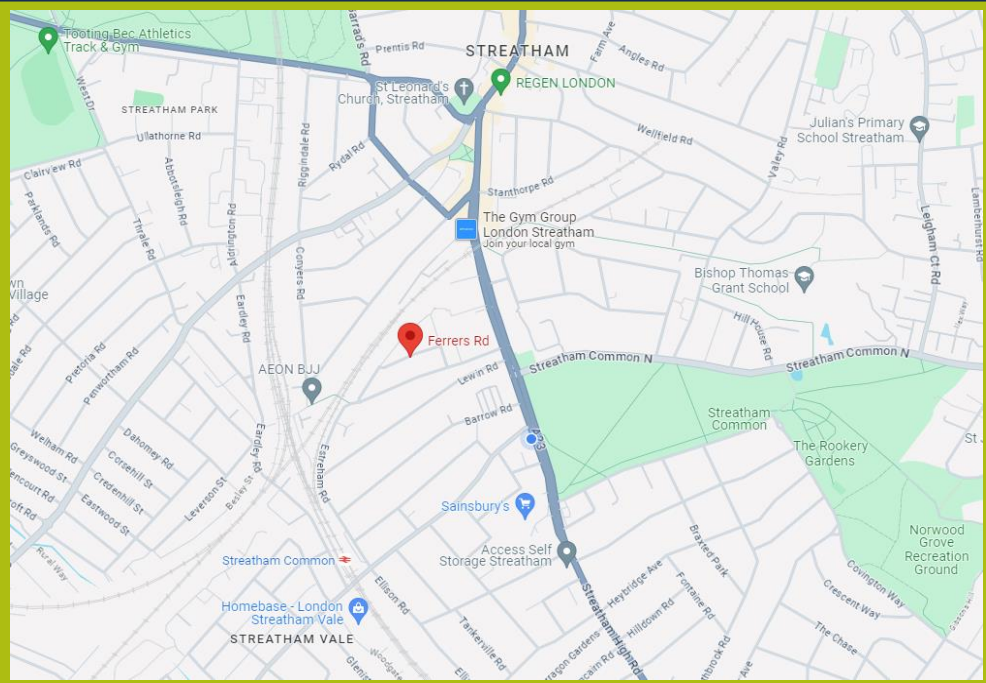
Date Available – 25/05/2024

Holding deposit amount – £576

Security Deposit amount (Five weeks rent) – £2,884.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas - Mains



Broadband
Standard / Superfast /
Ultrafast



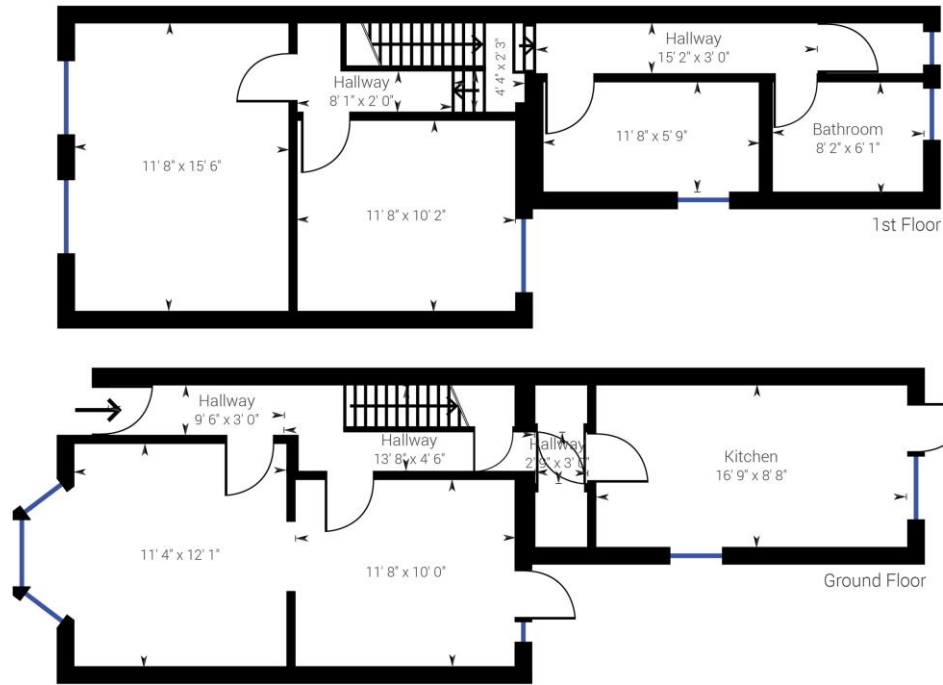
Mobile Signal
Good coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: Low Risk



**Proposed Development
in Immediate Locality?**
None



Address: Ferrers Road, SW16

Approximate net internal area: 1066.61 ft² / 99.08 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		85
69-80 C		
55-68 D	63	
39-54 E		

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

