

TO LET



Arragon Gardens, Streatham SW16

£2,450.00 PCM

 **3**

 **1**

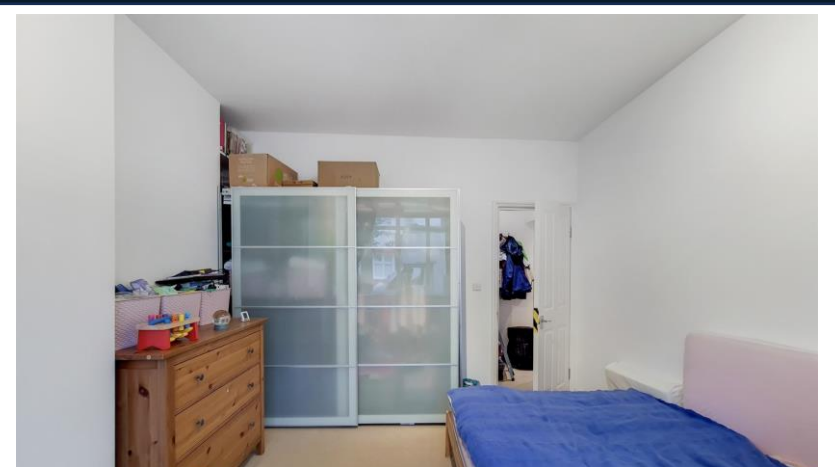
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Property Description

A spacious three-bedroom ground floor garden flat located on the quiet and popular Arragon Gardens, Streatham, SW16. The property is in excellent condition and boasts a large open plan reception dining area, a fully fitted kitchen, three double bedrooms, a modern bathroom and a delightful private garden, with side access.

Located less than ten minutes walk to Streatham Common Station, giving swift access to Victoria and London Bridge and less than a mile from Streatham Station's frequent services to the City. Arragon Gardens is also perfectly situated for the beautiful open spaces of Streatham Common, the hidden gem that is the Rookery, and Norwood Grove.

Cavendish Lodge Nursery School and three primary schools (all ranked Outstanding by Ofsted) are within walking distance as are the thriving shops and restaurants of Streatham High Road.



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

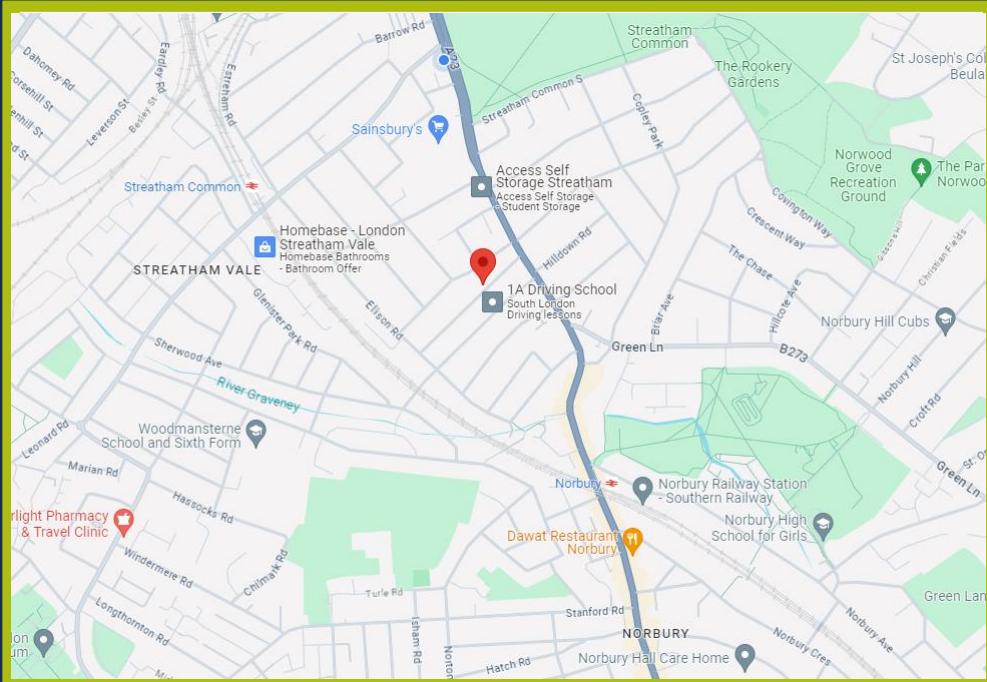
Date Available – 31/08/2024

Holding deposit amount – £565

Security Deposit amount (Five weeks rent) – £2,826.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Free Street Parking



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

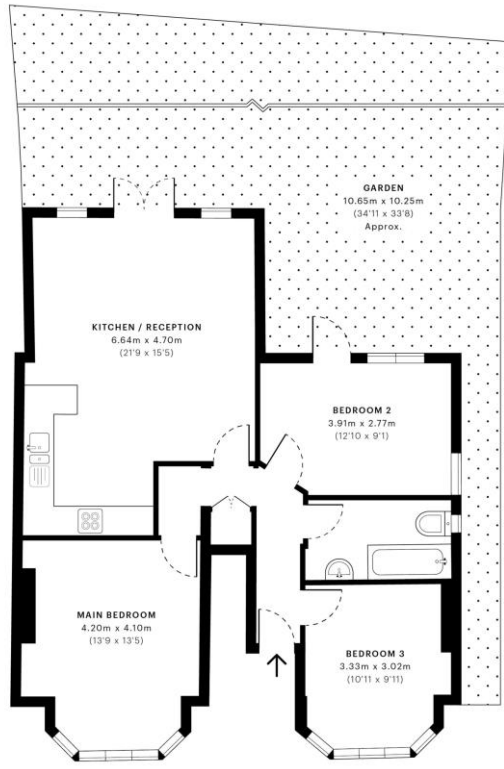


Arragon Gardens, SW16

CAPTURE DATE 07/11/2022 LASER SCAN POINTS 100,833,523

GROSS INTERNAL AREA

73.02 sqm / 785.98 sqft



GREEN INTERNAL AREA ONLY
The majority of the property
73.02 sqm / 785.98 sqft



NOT INTERNAL AREA ONLY
Excludes walls and ceiling fixtures
10.65 sqm / 114.15 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, etc.
0.00 sqm / 0.00 sqft



BATHROOM FIXTURES
Bathrooms, showers, etc.
0.00 sqm / 0.00 sqft



Notes: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all sales calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms heights and widths are the maximum points of measurement captured in the scan.

PLAN 000000001: 10.25 sqm / 110.00 sqft

PLAN 000000002: 10.25 sqm / 110.00 sqft

SPEC ID: 503811f49d7a5e20dd8247e78

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 A		
81-91 B		
69-80 C		
55-68 D	60	61
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

