

TO LET



Rosedene Avenue, SW16

£3,000.00 PCM

 3

 1


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Property Description

This beautifully presented and generously sized three-bedroom semi-detached house is situated on the highly sought-after Rosedene Avenue in Streatham, SW16. Upon entry, you are welcomed by a charming entrance hall leading to a spacious living room with ample space for dining, a modern and stylish kitchen, a convenient downstairs WC, and access to the garden.

The first floor features two large double bedrooms, a single bedroom, and a contemporary three-piece family bathroom with a shower over the bath.

Additional benefits include a great sized private garden with side access, gas central heating, and street parking with no permit required.

The property is just a short walk from Streatham Hill Station (Southern Service), Tulse Hill Station (Southern and Thameslink) and numerous bus routes. It is also near (or in the catchment area for) Dunraven and Hitherfield schools. The area boasts a variety of dining options, pubs, and shops, all within easy walking distance.



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

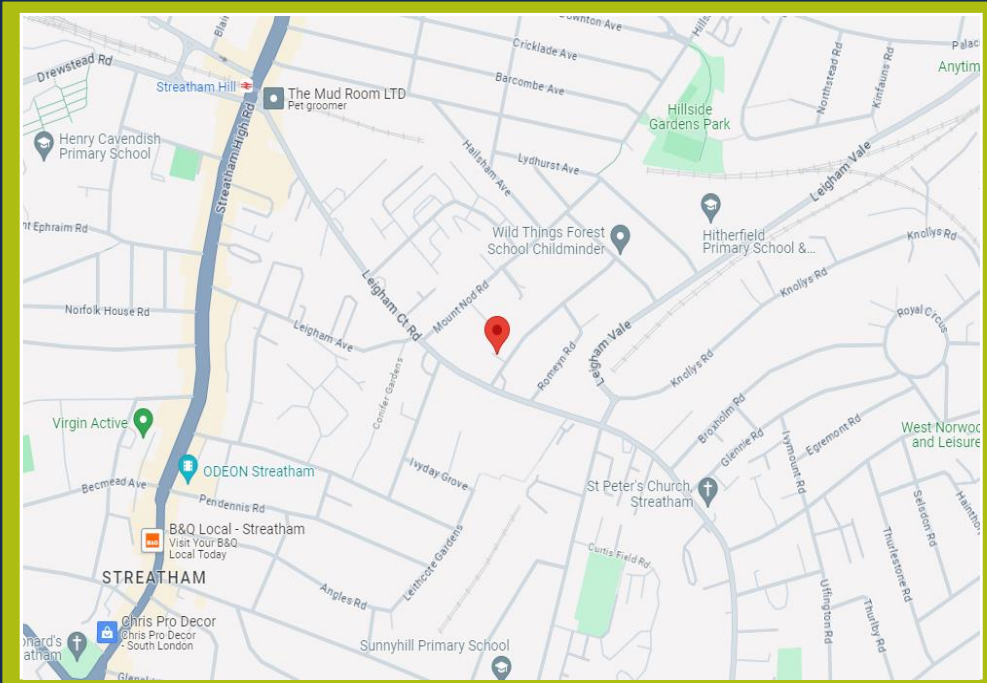
Date Available – 10/08/2024

Holding deposit amount – £692.00

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – E

Local Authority – Lambeth Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

Standard, Superfast,
Ultrafast



Mobile Signal

Limited Coverage



Flood Risk

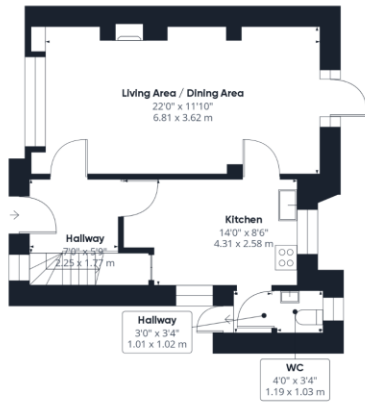
Has the property been flooded in the past five years: NO

Level of Risk: Low Risk

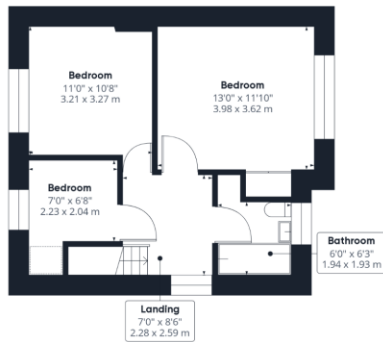


**Proposed Development
in Immediate Locality?**

None



Ground Floor



Floor 1

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Approximate total area[®]
921.39 ft²
85.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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



samuelestates.com