

**TO LET**



**Westwell Road, Streatham, SW16**

**£2,100.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

This spacious and beautifully presented two-bedroom garden flat is situated on the quiet and popular Westwell Road in Streatham, SW16. Located on the ground floor, the property features a generous living room with ample space for dining, a separate kitchen, a three-piece bathroom with a shower over the bath, and two double bedrooms.

Additional benefits include double-glazed windows throughout, gas central heating, a basement, and a charming, sunlit, low-maintenance garden. The property is conveniently located across from the expansive green spaces of Streatham Common and is just a short walk or bus ride away from a variety of fantastic restaurants, pubs, bars, and shops. The area also offers access to numerous excellent schools.



## 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

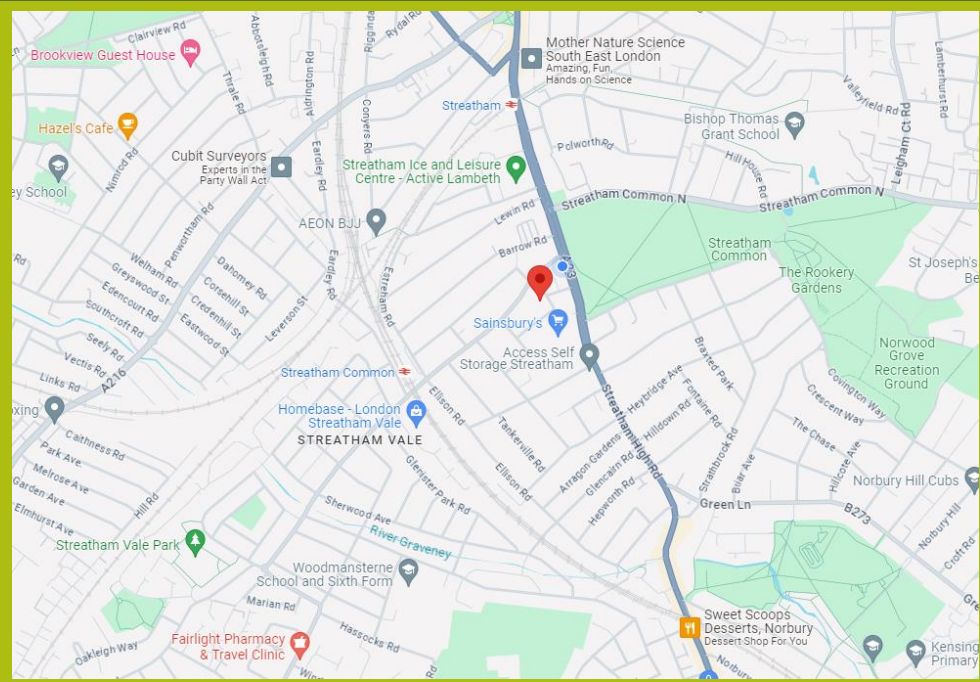
**Date Available – 13/04/2024**

**Holding deposit amount – £484**

**Security Deposit amount (Five weeks rent) – £2,423**

**Council Tax Band – C**

**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



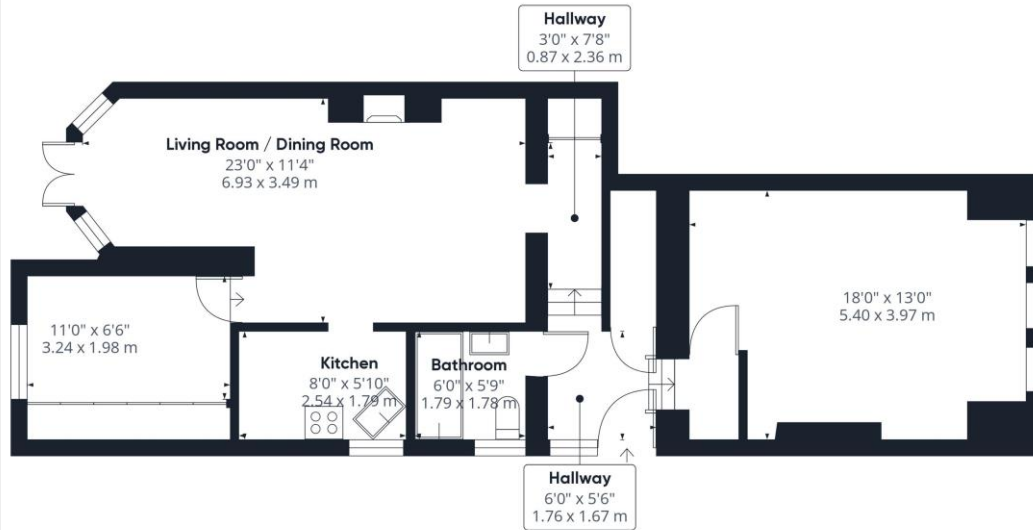
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



Approximate total area<sup>(1)</sup>  
708.91 ft<sup>2</sup>  
65.86 m<sup>2</sup>

(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.

GIRAFFE360



### 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>		74
55-68 <b>D</b>	59	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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

