

TO LET



Mitcham Lane, Streatham, SW16

£1,600.00 PCM

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samuel estates  
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## Property Description

A bright and Spacious ground floor flat located just moments away from local transport and Streatham Town Centre. This property boasts of a double bedroom with built in wardrobes, a large bathroom, spacious living room with separate kitchen & dining room. Further benefits include direct access to a shared garden.

The property is in a great location if you are travelling into The City due to its close proximity to Streatham, Streatham Common Rail & Tooting Stations. In addition to the excellent transport links, the property is situated close to a wide array of popular, convenient local amenities and both Streatham and Tooting Common.

## 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

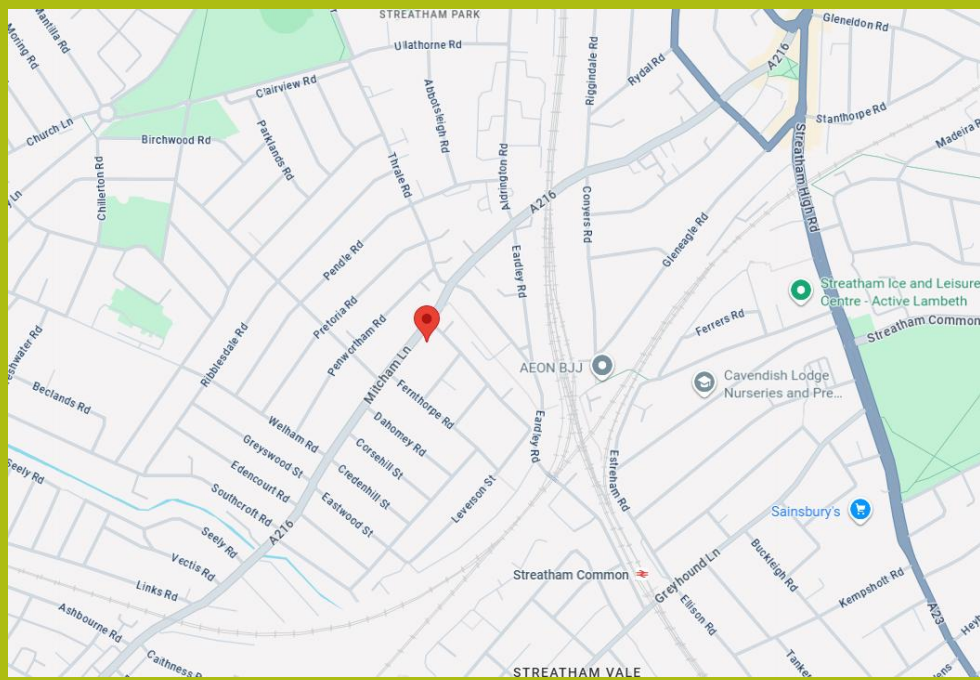
**Date Available** – 09/10/2025

**Holding deposit amount** – £369.23

**Security Deposit amount (Five weeks rent)** – £1846.15

**Council Tax Band** – C

**Local Authority** – Wandsworth 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



### 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>		
55-68 <b>D</b>	66	76
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
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