


TO LET



Dumbarton Road, Brixton SW2

£2,100.00 PCM

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Property Description

A beautiful first-floor flat with two double bedrooms is situated on the highly sought-after and peaceful Dumbarton Road in Brixton, SW2. The property features a generously sized and well-lit living room with ample space for dining, a contemporary separate kitchen, two double bedrooms, a family bathroom with a shower over the bath, a separate W/C, and a spacious terrace.

Conveniently located near Brixton Hill, the property is just a short distance from Brixton Station, providing easy access to the Victoria Line and various bus links for excellent transportation throughout London and to the city. Brixton Hill boasts numerous fantastic bars, restaurants, and 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

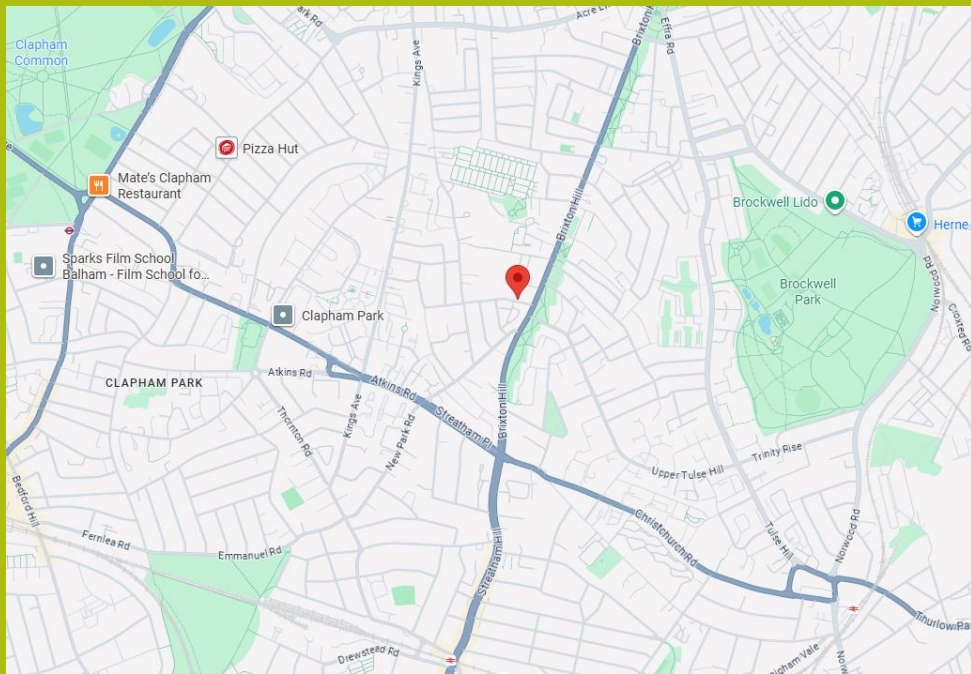
Date Available – 24/10/2025

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Permit required



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**

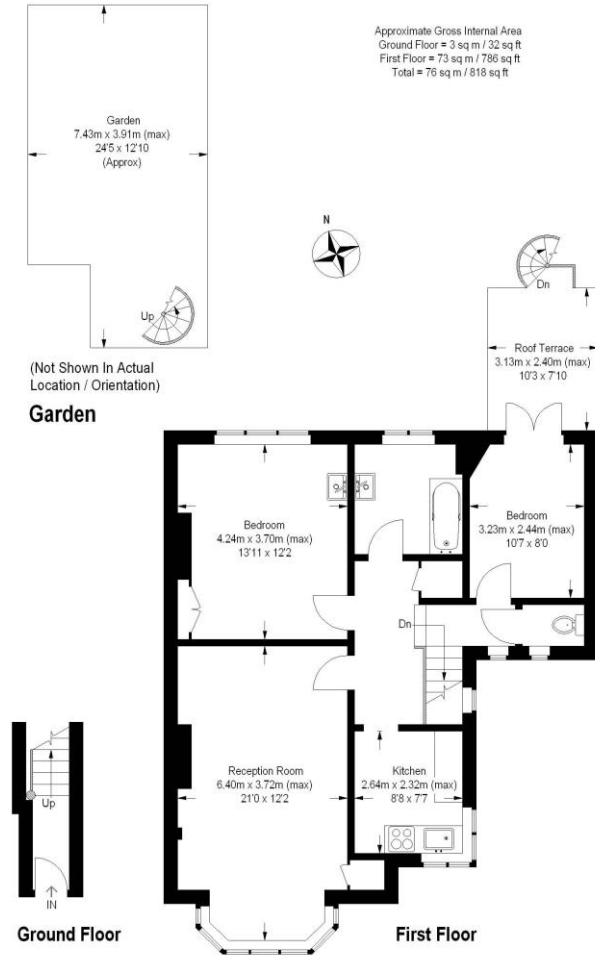
Level of Risk: None



Proposed Development in Immediate Locality?

None

Dumbarton Road, SW2



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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(ID74962)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

