

TO LET



Lyveden Road, Tooting, SW17

£1,700.00 PCM

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Property Description

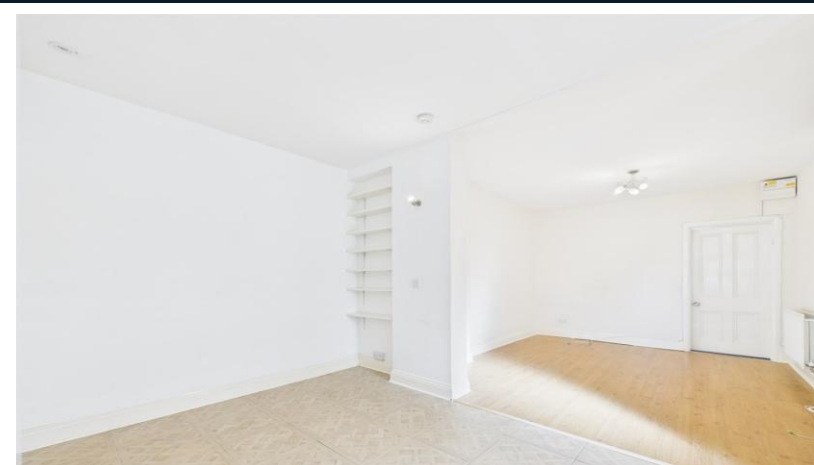
A spacious and well-presented one-bedroom ground floor flat situated on the highly desirable and quiet Lyveden Road, Tooting, SW17. The property features an open-plan kitchen and dining area, a generously sized reception room, a modern three-piece bathroom with shower over bath, a large double bedroom, and a low-maintenance shared garden.

Additional benefits include double-glazed windows throughout, gas central heating, ample storage, and a garden shed.

Ideally located just a few minutes' walk from Tooting train station (Thameslink) and within easy reach of Colliers Wood Underground Station (Northern Line), the property offers excellent transport links across London and into the City. It is also only a short walk from St George's Hospital, as well as a fantastic selection of shops, restaurants, and bars. Perfect for a couple or single professional seeking both convenience and vibrant surroundings.

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

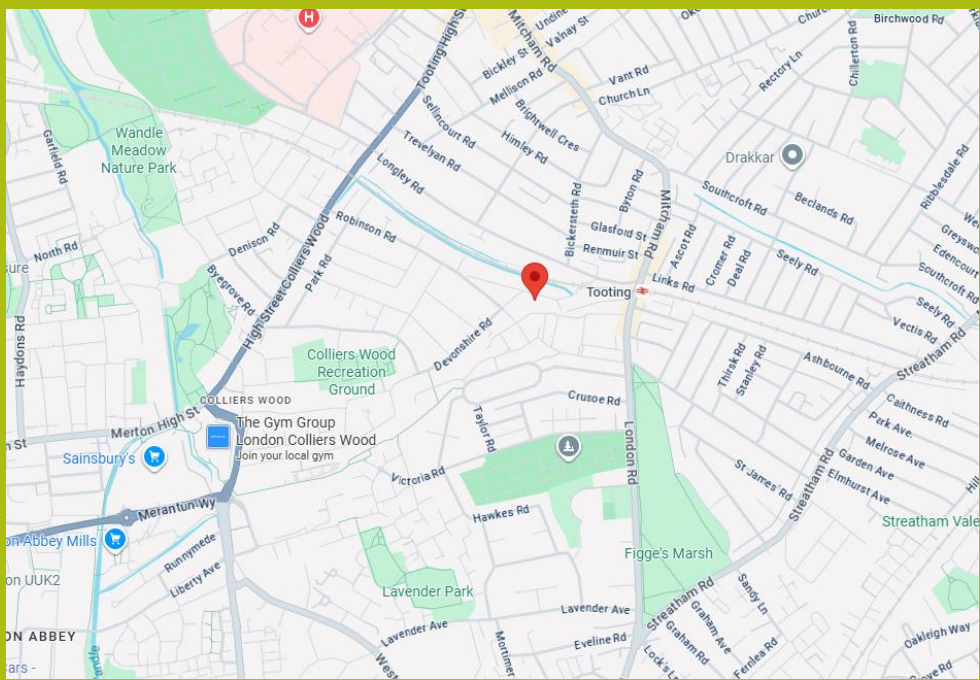
Date Available – 04/10/2025

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

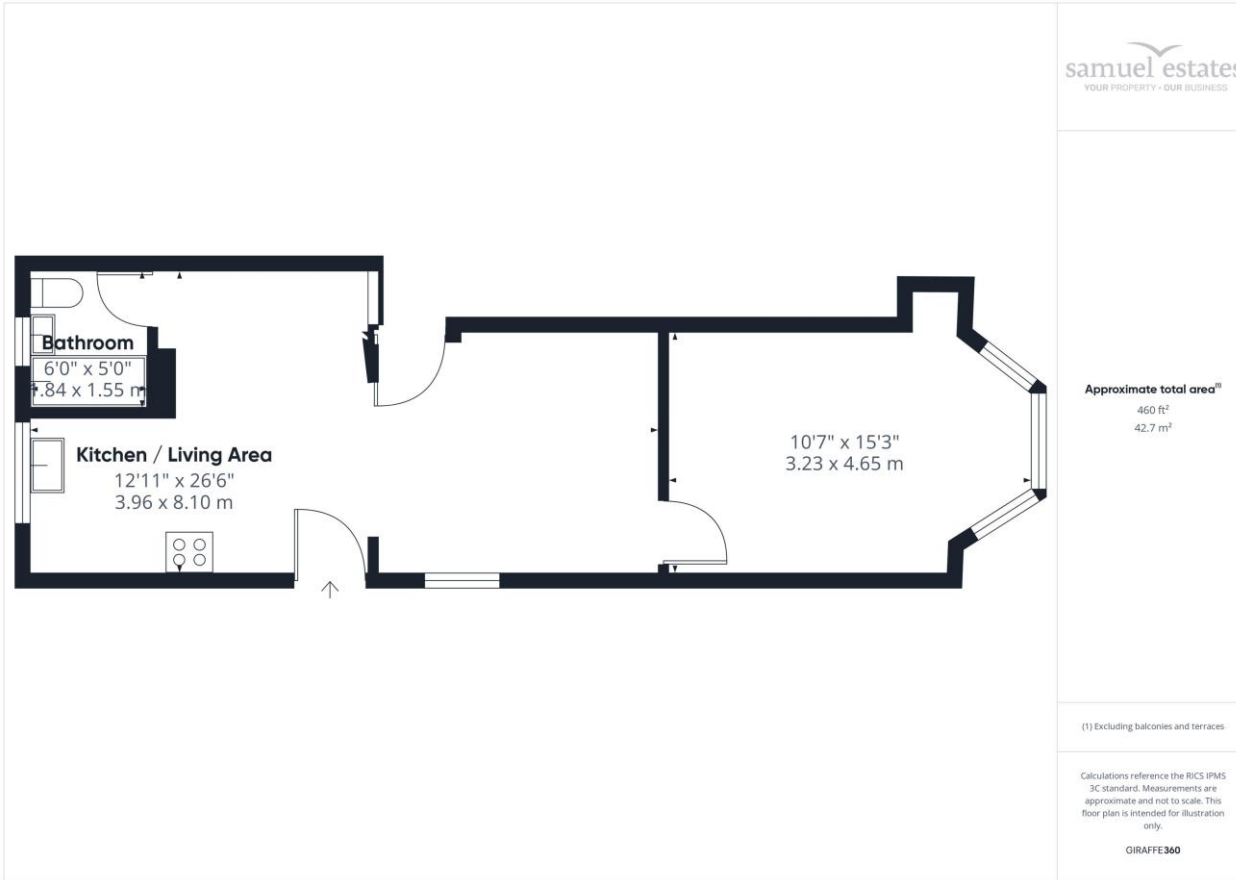


Flood Risk

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



Proposed Development in Immediate Locality?
None



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

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

