

TO LET



Lewin Road, Streatham, SW16

£2,000.00 PCM

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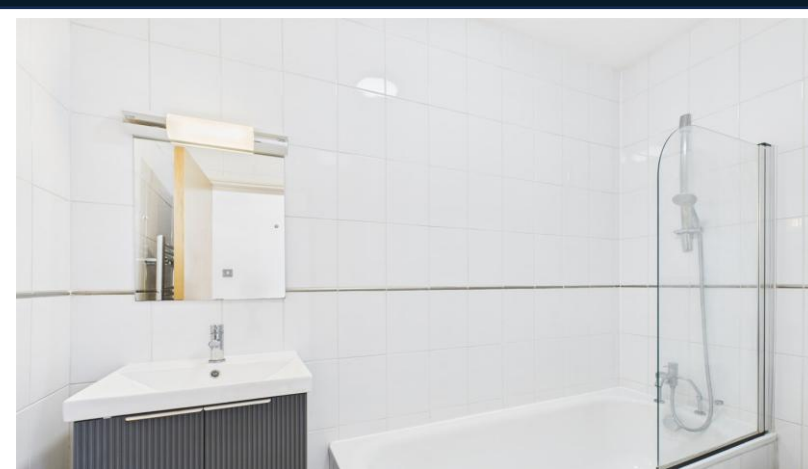

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Property Description

A beautifully presented and exceptionally bright two double bedroom first-floor flat, perfectly situated on the quiet and sought-after Lewin Road in Streatham, SW16. The property features a spacious open-plan kitchen and living area with large bay windows that flood the space with natural light, two generous double bedrooms, one benefiting from an en-suite shower room, and a contemporary three-piece bathroom with a shower over the bath.

Recently redecorated throughout, the flat boasts hardwood flooring in the open-plan living area, creating a warm and modern feel.

Ideally located just a short walk from the open green spaces of Streatham Common and The Rookery Gardens, the property also enjoys easy access to a wide range of local amenities, including shops, cafés, pubs, restaurants, and Streatham Ice & Leisure Centre. Excellent transport connections are provided by nearby Streatham Common Station (Southern).



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

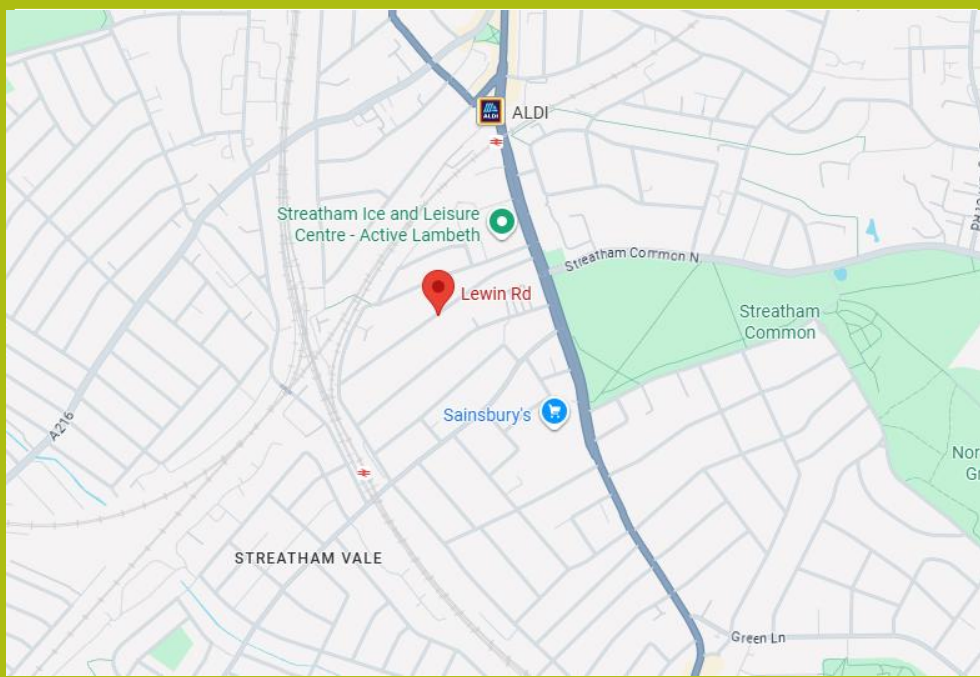
Date Available – 18/10/2025

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.69

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Flat (First 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 A		
81-91 B		
69-80 C		76
55-68 D		
39-54 E	52	
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

