

TO LET



Lydon Road, Clapham, SW4

£5,500.00 PCM

 4/5

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## Property Description

This beautiful four / five bedroom house, located in Clapham Old town, upon entering the property through the front door, the large double reception room can be found to the right still retaining the period features such as; fireplace surrounds and cornicing.

Further down the hall is a downstairs cloakroom, a cellar, perfect for storage, and a spacious kitchen with stylish white units and integrated appliances.

On the first floor there are three double bedrooms and a bathroom, in addition to which is a further bedroom and bathroom on the top floor.

Both of the bathrooms have showers over the baths. The property is in immaculate condition throughout, beautifully carpeted and neutrally decorated, stylish, modern and fresh.

A back door off the kitchen at the rear of the property leads out to a beautifully re-landscaped spacious and private garden offering a patio area and a lawn.

Set in the heart of peaceful Clapham Old Town, there is easy access to the local amenities such as bars, restaurants, coffee shops, hair and beauty salons and boutiques.

## 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

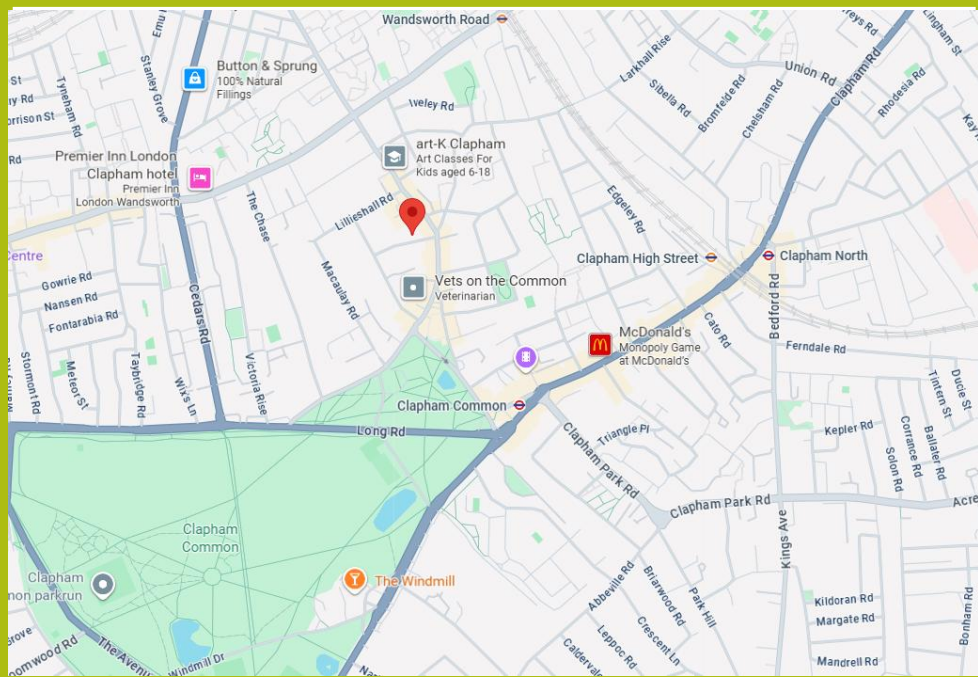
**Date Available** – 22/11/2025

**Holding deposit amount** – £1,269

**Security Deposit amount (Six weeks rent)** – £7,615.00

**Council Tax Band** – F

**Local Authority** – Lambeth Council



**Property Type**

House (Terraced)



**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



## Lydon Road



APPROX. GROSS INTERNAL FLOOR AREA 1962.15 SQ FT / 173.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	45	60
21-38 <b>F</b>		
1-20 <b>G</b>		