

TO LET



Sunnyhill Road, Streatham, SW16

£1,650.00 PCM

2
1

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Property Description

A spacious two double bedroom first floor flat on Sunnyhill Road, Streatham, SW16. The property is located within easy walking distance to both Streatham Rail Station and Streatham Hill Station.

The property is just a short walk from Streatham Rail Station (links to Elephant and Castle and London Bridge stations) and Streatham Hill Rail Station (Links to Balham, Clapham Junction and Victoria). Sunnyhill Road is just moments away from the wide range of amenities available on Streatham High Road, including bars, restaurants, gyms and an Odeon Cinema.



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

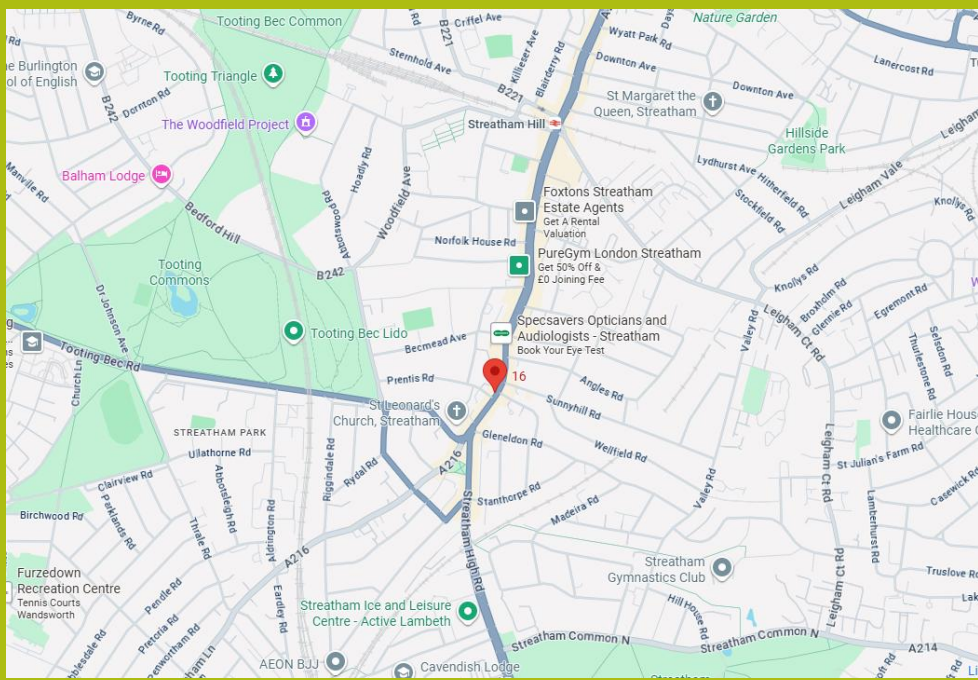
Date Available – 07/10/2025

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



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



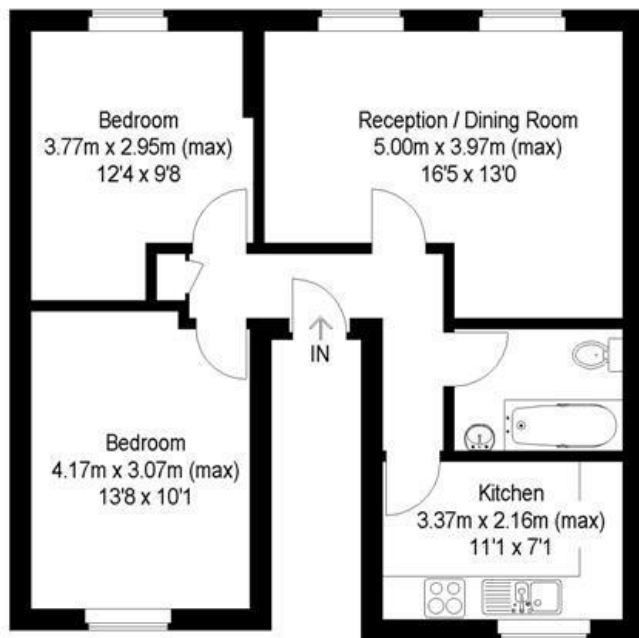
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

Sunnyhill Road, SW16

Approximate Gross Internal Area :- 59 sq m / 635 sq ft



First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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(ID16635)

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
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	65	71
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

