

TO LET



Greyhound Lane, Streatham Common, SW16

£1,650.00 PCM

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 **samuel estates**
YOUR PROPERTY • OUR BUSINESS

Property Description

A lovely two double bedroom property in the heart of Streatham. This home is located in the perfect spot between Streatham and Streatham Common Station. Downstairs you have an open plan kitchen/reception room with space to dine & a modern shower room. Upstairs you have two double bedrooms offered furnished.

Greyhound Lane is located close by to Streatham High Road which offers a wide variety of shops and local amenities and the open green spaces of Streatham Common are a stone's throw away. The abundance of Transport links are a short walk away. Streatham High Road also boasts an abundance of bus routes heading into the city centre as well as Brixton station.



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

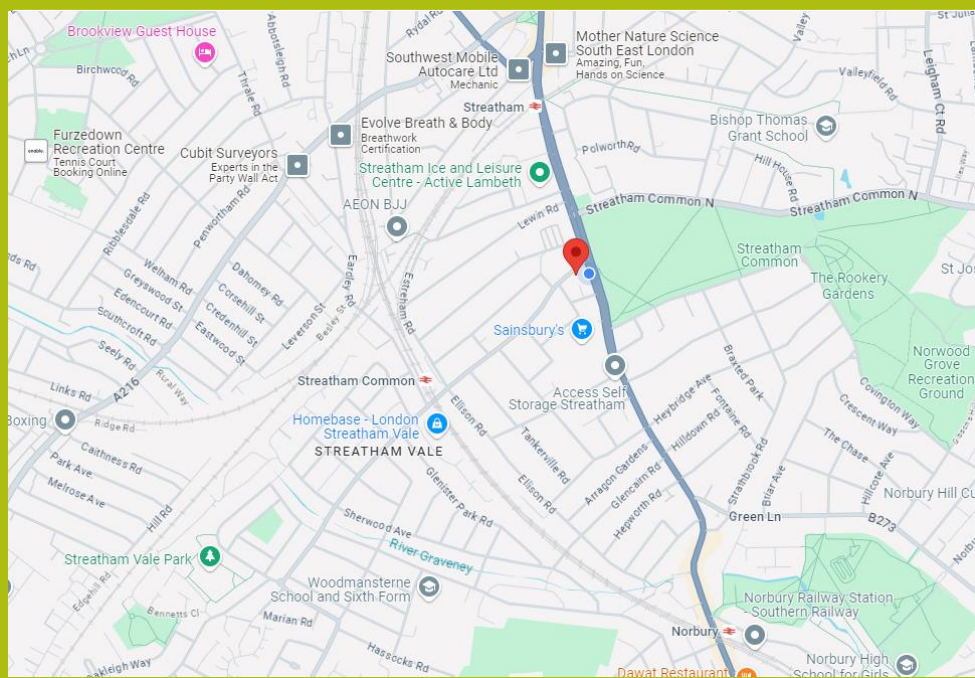
Date Available – 03/09/2025

Holding deposit amount – £380

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

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Ground 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



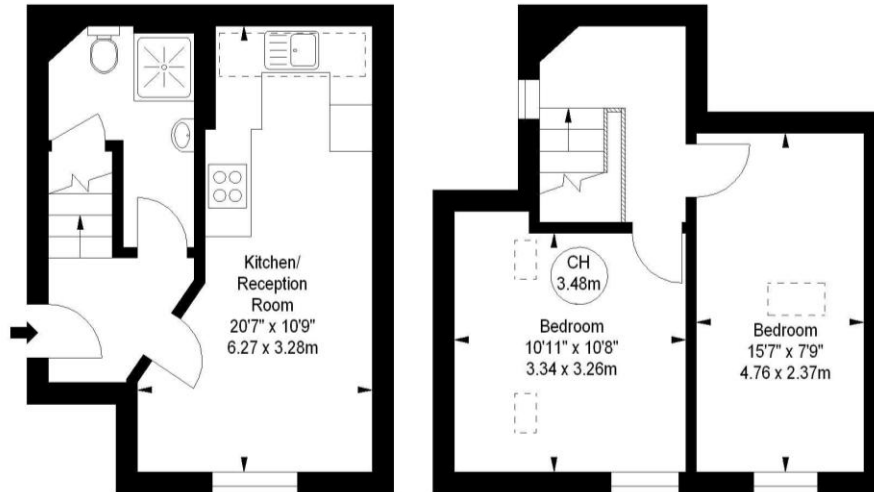
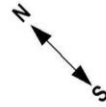
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

Greyhound Lane, SW16

Approximate gross internal area
602 sq ft / 55.93 sq m



Ground Floor
289 sq ft

First Floor
313 sq ft

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		92
81-91 B		
69-80 C	77	
55-68 D		
39-54 E		

Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
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Streatham

432/434 Streatham High Road
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