

TO LET



Arragon Gardens, Streatham SW16

£2,500.00 PCM

3

1

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Property Description

A generously sized three-bedroom garden flat on the ground floor, peacefully positioned on the sought-after Arragon Gardens in Streatham, SW16. This beautifully maintained home features a spacious open-plan reception and dining area, a fully equipped kitchen, three well-proportioned double bedrooms, a brand new sleek modern bathroom, and a charming private garden with convenient side access.

Ideally located less than a ten-minute walk from Streatham Common Station, offering fast links to Victoria and London Bridge, and under a mile from Streatham Station with regular connections to the City. Arragon Gardens also benefits from close proximity to the stunning green spaces of Streatham Common, the hidden oasis of The Rookery, and Norwood Grove. Families will appreciate the nearby Cavendish Lodge Nursery and three Outstanding-rated primary schools, all within easy walking distance, along with the vibrant shops, cafes, and restaurants of Streatham High Road.

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

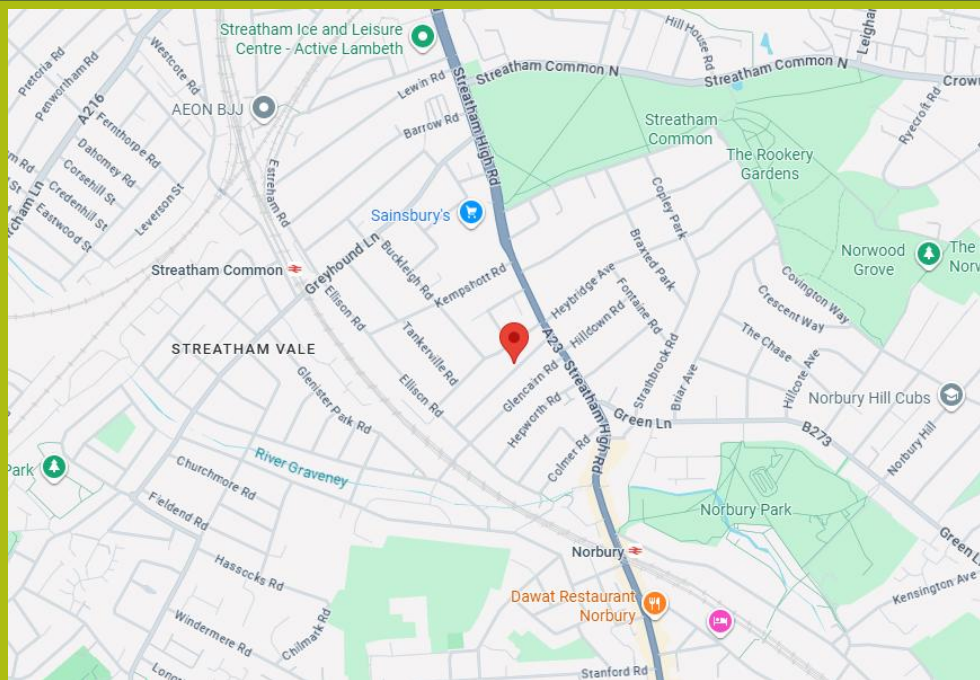
Date Available – 06/09/2025

Holding deposit amount – £576

Security Deposit amount (Five weeks rent) – £2,884

Council Tax Band – D

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



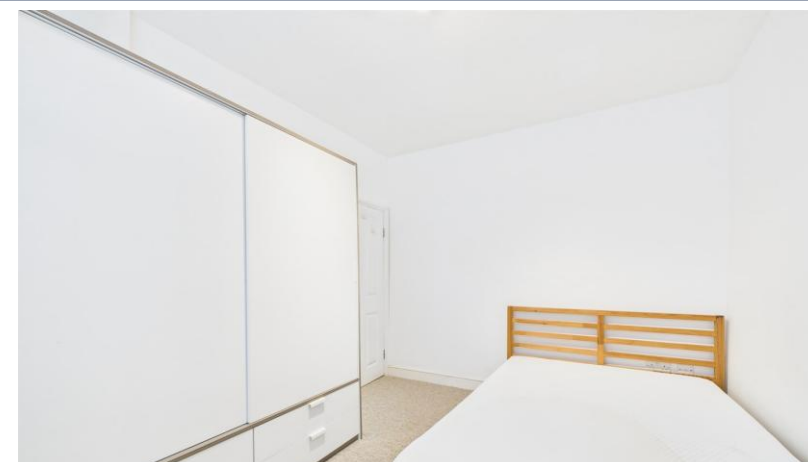
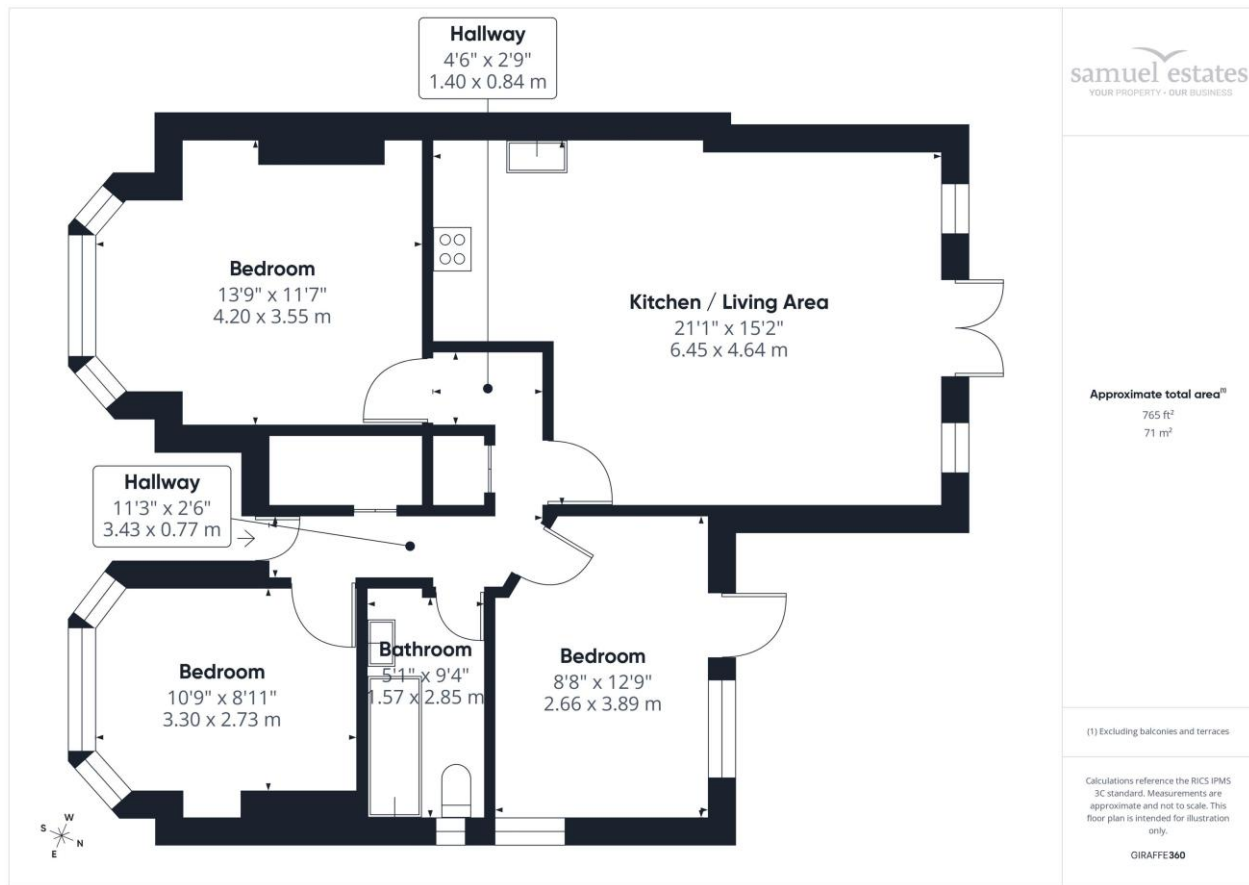
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	60	61
39-54 E		
21-38 F		
1-20 G		

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