

TO LET



Ellison Road, Streatham, SW16

£1,450.00 PCM

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Property Description

A well presented and bright one bedroom first floor flat located on the quiet and popular Ellison Road, Streatham, SW16. The property comprises good sized living room, a double bedroom, a three-piece shower room and a separate kitchen. Added benefits include access to a large communal garden, original hard wood flooring throughout and double glazed windows.

Situated on a tranquil residential road in Streatham Common, the property is conveniently located within a brief stroll from the diverse selection of amenities on Streatham High Street. Moreover, it provides easy access to the practical transportation links from Streatham Common Station, which offers direct trains to Balham, London Bridge, and Victoria.



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

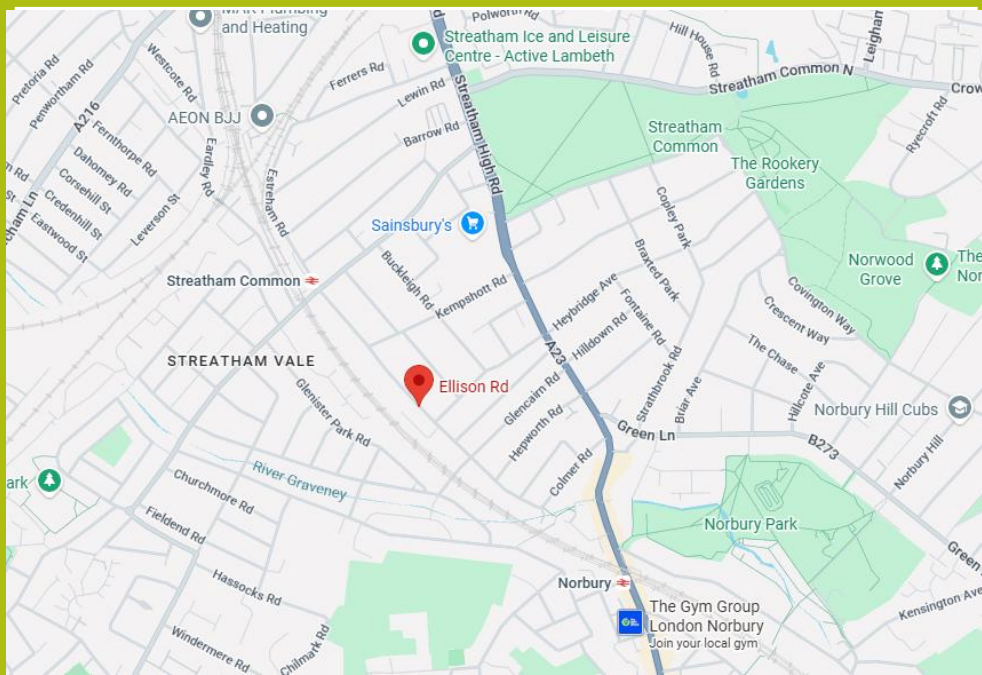
Date Available – 20/12/2025

Holding deposit amount – £334

Security Deposit amount (Five weeks rent) – £1,673.00

Council Tax Band – B

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

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

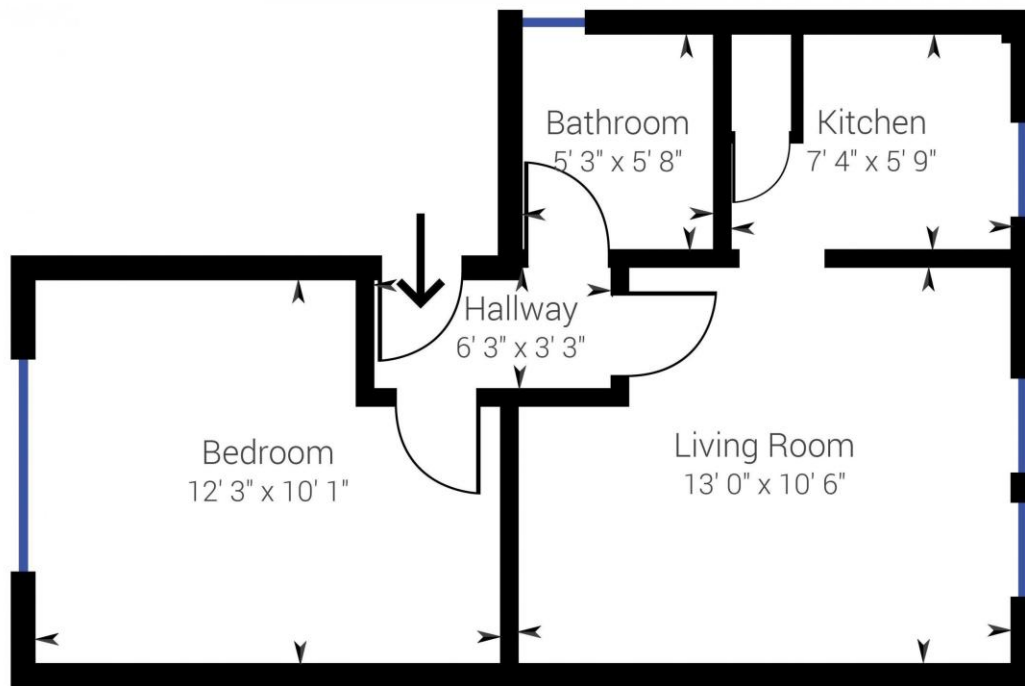
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Address: F2, Ellison Road - SW16

Approximate net internal area: 336.90 ft² / 31.30 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		75
55-68 D		
39-54 E	40	
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



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