

TO LET



Christian Fields, Streatham, SW16

£2,950.00 PCM

3

1

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## Property Description

A spacious and well-presented three-bedroom, two-reception semi-detached family home, located in the highly desirable and peaceful Christian Fields, Streatham, SW16. The ground floor features two reception rooms, a separate kitchen, a downstairs W/C, a generous conservatory off the living room, and a utility room accessible from the kitchen.

On the first floor, there are two large double bedrooms, a single bedroom, and a modern three-piece bathroom with a shower over the bath. Additional benefits include a good-sized, low-maintenance garden, a driveway for up to two cars, double-glazed windows throughout, and gas central heating.

The property lies within the catchment area for several well-regarded primary and secondary schools and is ideally positioned between the popular open spaces of Streatham Common, The Rookery Gardens, and Norbury Park, making it an excellent choice for a growing family. Norbury Station (Southern) is just a short walk away, along with numerous bus routes, providing convenient access for commuters travelling into the City or across London.

Overall, this property is an ideal option for families seeking generous space and proximity to local amenities.



## 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

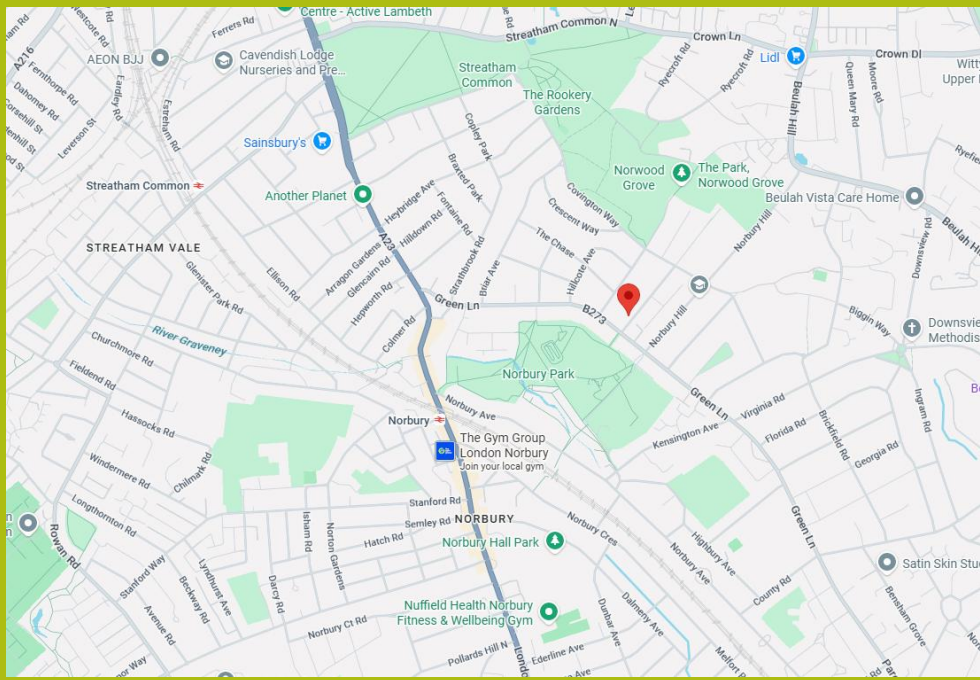
**Date Available – 23/12/2025**

**Holding deposit amount – £680**

**Security Deposit amount (Five weeks rent) – £3,403.00**

**Council Tax Band – E**

**Local Authority – Croydon Council**



**Property Type**

House (Semi Detached)



**Construction Type**

Brick



**Parking**

Drive



**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*

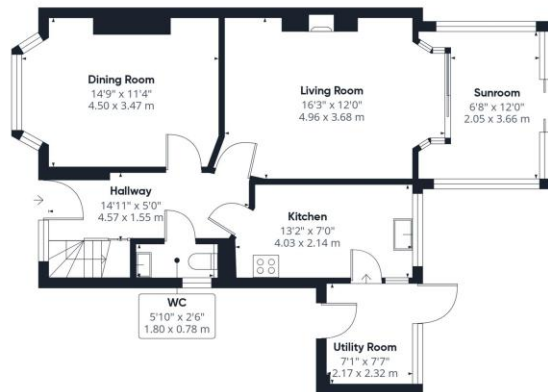
**Level of Risk: None**



**Proposed Development  
in Immediate Locality?**

None





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Approximate total area<sup>®</sup>  
1180 ft<sup>2</sup>  
109.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>		
55-68 <b>D</b>	66	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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