

TO LET



Lewin Road, Streatham, SW16

£1,800.00 PCM

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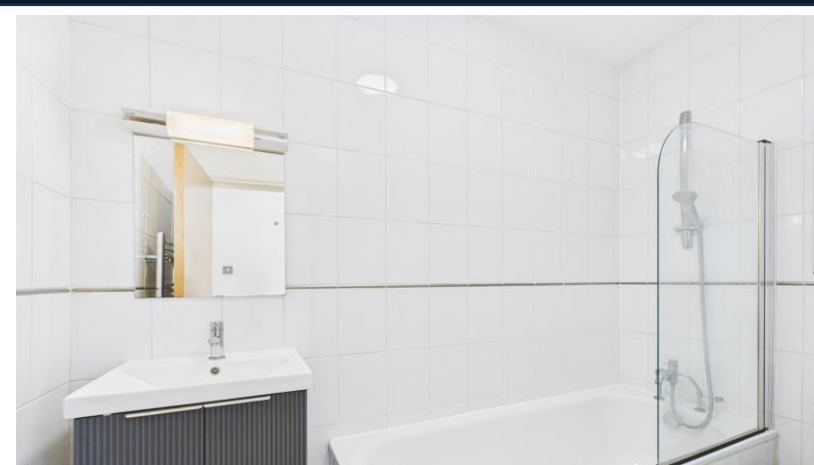
  
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## Property Description

A beautifully presented, newly redecorated and bright two double bedroom, two bathroom first-floor flat, perfectly situated on the quiet and sought-after Lewin Road in Streatham, SW16. The property features a spacious open-plan kitchen and living area with large bay windows that flood the space with natural light, two generous double bedrooms, one benefiting from an en-suite shower room, and a contemporary three-piece bathroom with a shower over the bath.

Recently redecorated throughout, the flat boasts hardwood flooring in the open-plan living area, creating a warm and modern feel, efficient LED lighting throughout and a lockable storage cupboard situated on the first floor communal hallway.

Ideally located just a short 5 minute walk from the open green spaces of Streatham Common and The Rookery Gardens, the property also enjoys easy access to a wide range of local amenities, including shops, cafés, pubs, restaurants, and Streatham Ice & Leisure Centre. Excellent transport connections are provided by nearby Streatham Common Station (Southern).



## 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

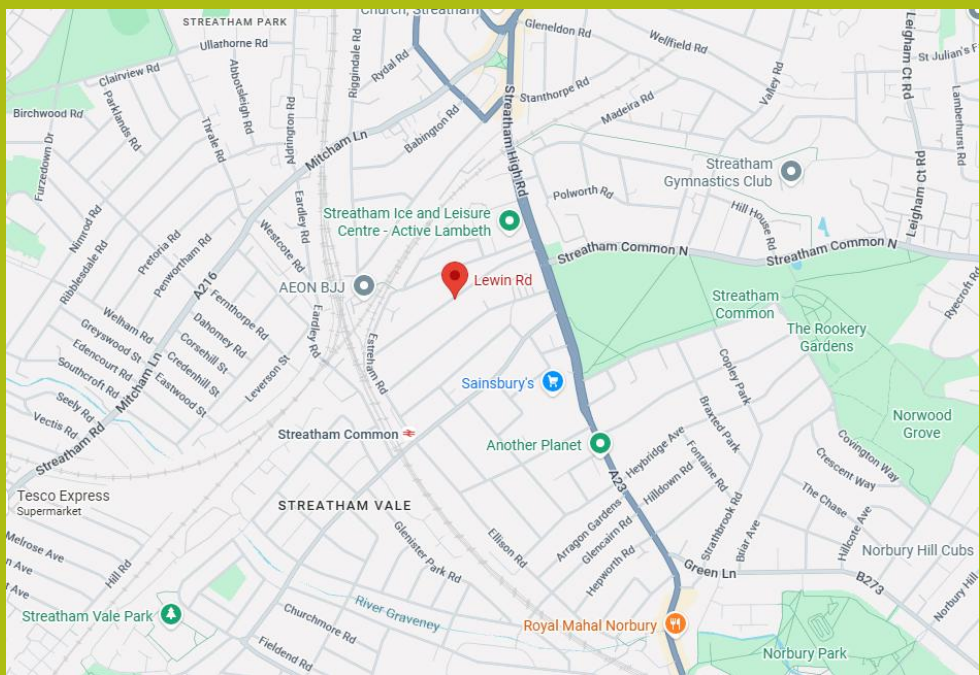
**Date Available – 29/11/2025**

**Holding deposit amount – £415**

**Security Deposit amount (Five weeks rent) – £2,076.92**

**Council Tax Band – D**

**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**  
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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		77
55-68 <b>D</b>	65	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
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**Streatham**  
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