

TO LET



Landor Road, Clapham North, SW9

£3,000.00 PCM

2
1

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Property Description

A spacious and well-presented two-bedroom mid-terraced house, ideally situated just moments from Clapham North Underground Station.

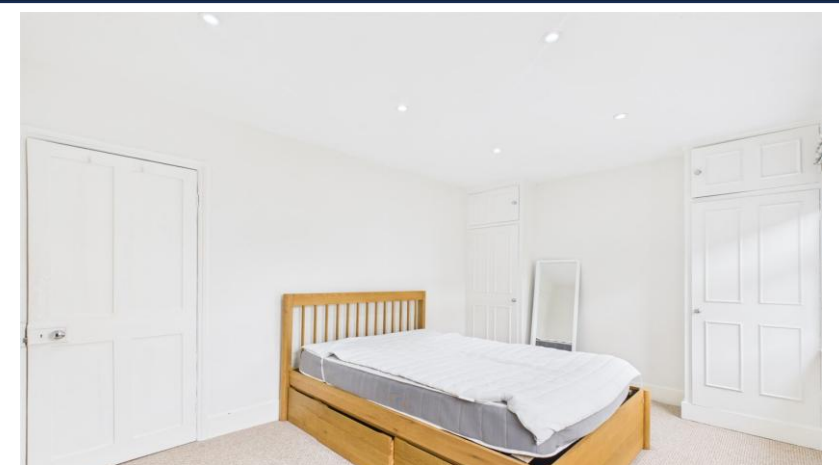
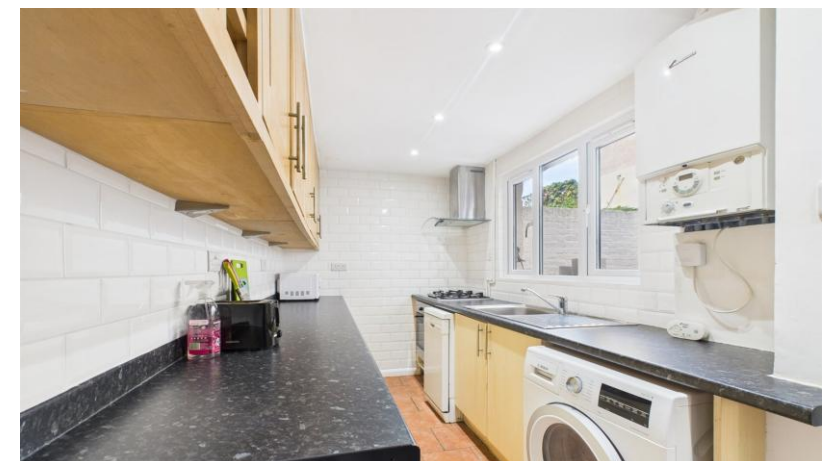
The property offers a bright and generous reception/dining room, a separate modern kitchen, a stylish shower room, and two well-proportioned double bedrooms. To the rear, there is a low-maintenance courtyard.

Additional features include double-glazed windows throughout, hardwood flooring on the ground floor, and gas central heating.

Perfectly positioned on the ever-popular Landor Road, the property is just a minute's walk from Clapham North Underground (Northern Line) and Clapham High Street Station (Overground/Windrush Line), as well as numerous bus routes offering excellent transport connections across London and into the City. The location also benefits from an abundance of vibrant shops, cafés, bars, restaurants, and pubs all within easy walking distance.

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

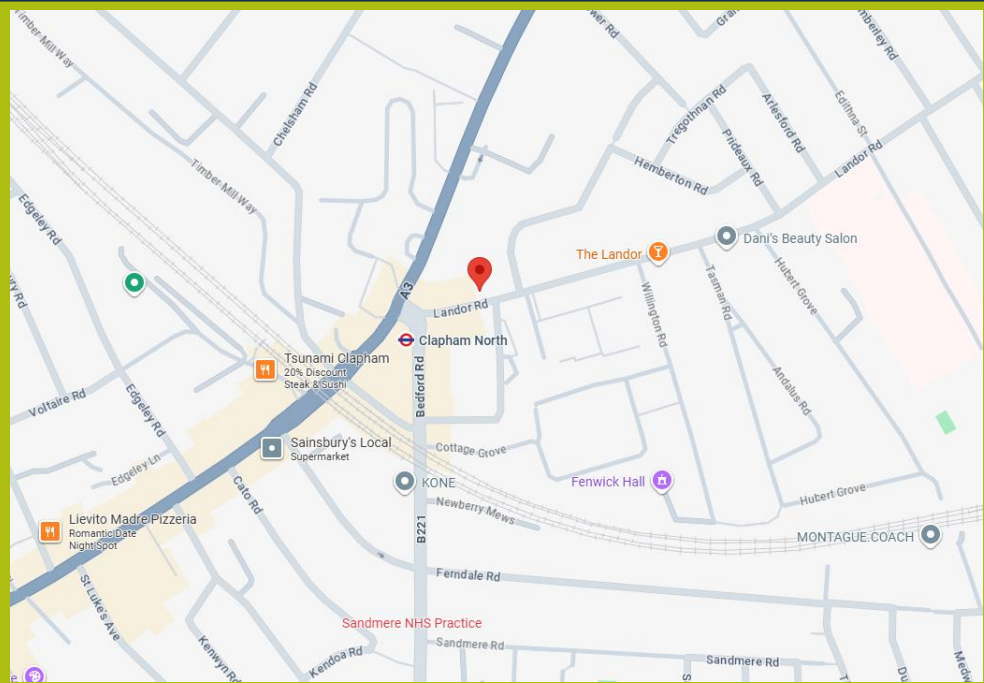
Date Available – 31/10/2025

Holding deposit amount – £692

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – D

Local Authority – Lambeth



Property Type

House (Terraced)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

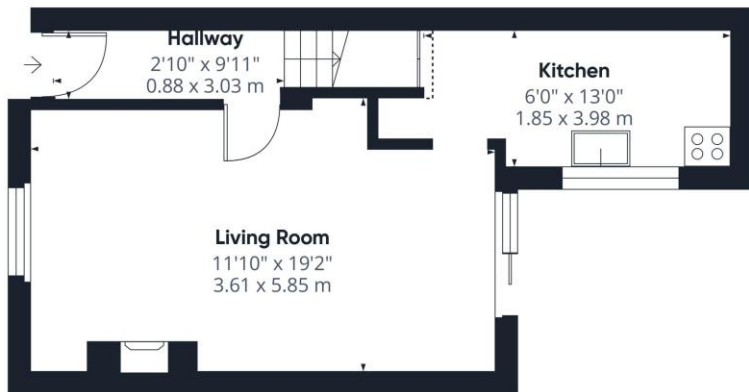
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Ground Floor



Floor 1

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Approximate total area[®]

642 ft²
59.7 m²

Reduced headroom

1 ft²
0.1 m²

(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 A		
81-91 B		87
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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