

TO LET



Eardley Road, Streatham Common, SW16

£1,900.00 PCM

2

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## Property Description

A beautifully presented top-floor apartment on Eardley Road, Streatham Common, SW16, featuring two spacious double bedrooms.

The property offers an open-plan living and kitchen area with ample space for dining, two double bedrooms, and a contemporary three-piece bathroom with a shower over the bath.

Additional benefits include a private balcony off the main bedroom, an abundance of natural light throughout, and free on-street parking. Ideally located within a short walk of Streatham Common Station (Southern Line), the apartment also benefits from excellent bus links providing easy access across London and into the City. A variety of popular restaurants, shops, and pubs are all just a short stroll away.



## 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

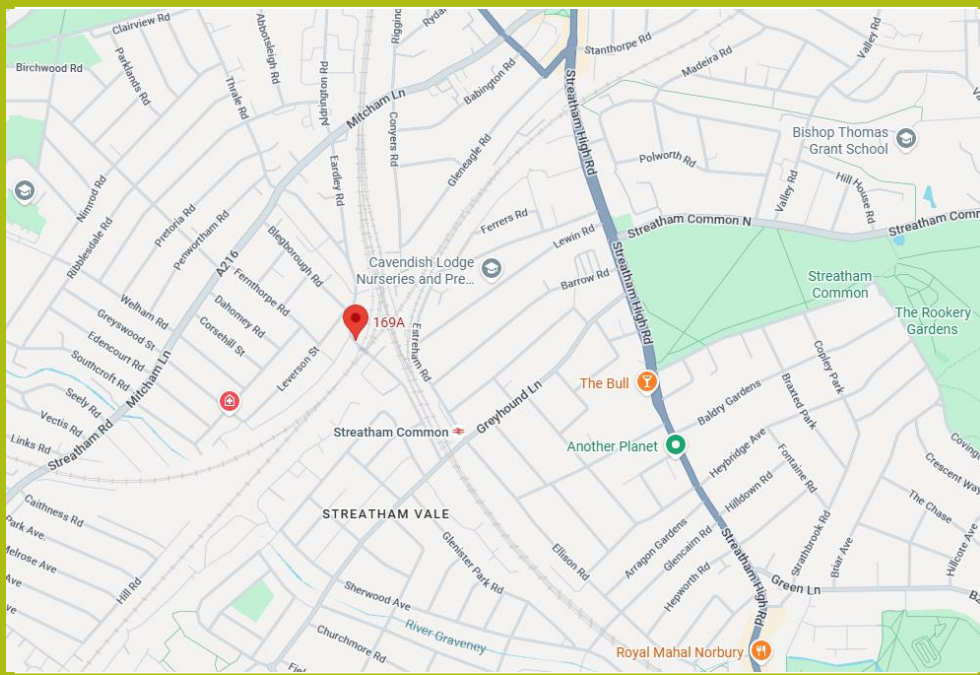
**Date Available** – 25/02/2026

**Holding deposit amount** – £438

**Security Deposit amount (Five weeks rent)** – £2,192.00

**Council Tax Band** – B

**Local Authority** – Wandsworth 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>	75	77
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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