

**TO LET**



**St. Matthew's Road, Brixton, SW2**

**£1,750.00 PCM**

 **1**

 **1**

  
**samuel estates**  
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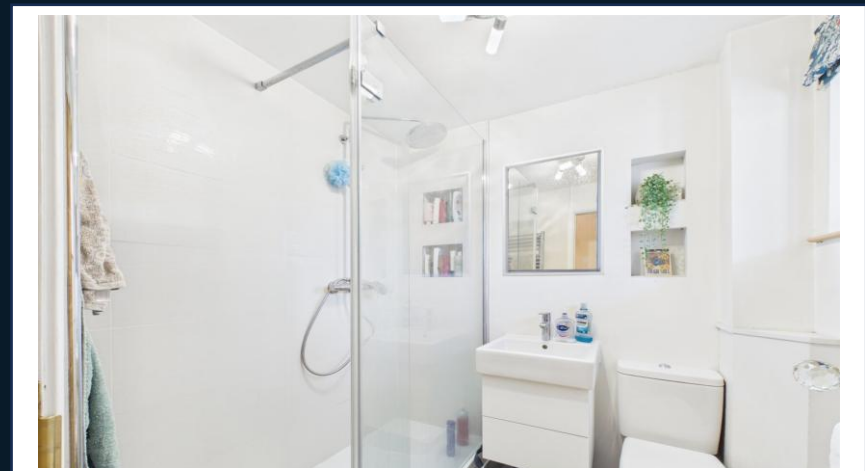
## Property Description

A spacious and beautifully presented one-bedroom ground floor flat situated on the quiet residential St. Matthew-s Road in Brixton, SW2. The property features a bright and airy open-plan living and kitchen area, complete with modern integrated appliances. There is a generously sized double bedroom with built-in wardrobes, a contemporary three-piece shower room, and a large storage cupboard conveniently located in the hallway.

Finished to a high standard throughout, the flat also benefits from a secure gated entrance. Ideally positioned just moments from Brixton Hill and within easy walking distance of both Brixton Underground Station (Victoria Line) and Brixton Overground Station, the property offers excellent transport connections. A wide selection of shops, cafés, restaurants, and bars can be found nearby, making this an ideal home for a professional individual or couple seeking a vibrant lifestyle with superb local amenities and transport links on their doorstep.

## 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

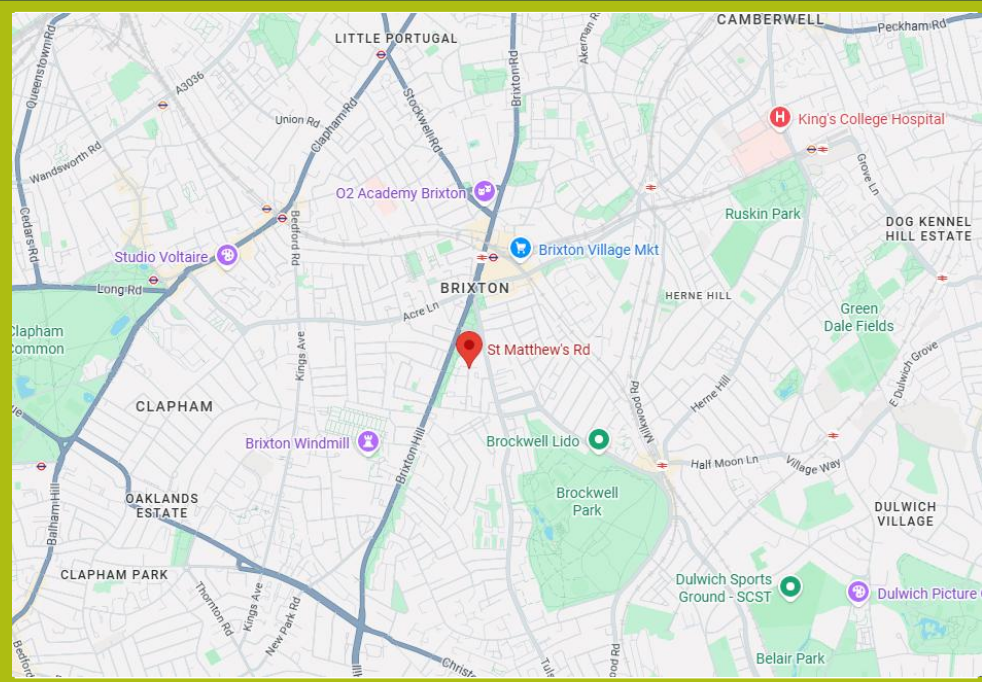
**Date Available – 28/06/2026**

**Holding deposit amount – £403**

**Security Deposit amount (Five weeks rent) – £2,019.00**

**Council Tax Band – B**

**Local Authority – Lambeth Council**



**Property Type**  
Flat (Ground Floor)



**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

**Kitchen / Living Area**

22'7" x 9'0"  
6.89 x 2.76 m

**Hallway**

10'10" x 2'9"  
3.32 x 0.86 m

**Bedroom**

11'0" x 9'3"  
3.38 x 2.84 m

**Bathroom**

6'5" x 5'8"  
1.98 x 1.75 m

Approximate total area<sup>1)</sup>  
403 ft<sup>2</sup>  
37.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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>		
69-80 <b>C</b>	74	77
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**Balham**

45 Bedford Hill,  
London, SW12 9EY

☎ 020 8673 4666

**Colliers Wood & Wimbledon**

30 Watermill Way,  
London, SW19 2RT

☎ 020 8090 9000

**Streatham**

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London, SW16 3PX

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