

TO LET



Sternhold Avenue, Streatham Hill, SW2

£2,800.00 PCM

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Property Description

A charming ground-floor maisonette, ideally situated on Sternhold Avenue, right next to the serene Tooting Bec Common. Nestled on a quiet residential road, this property boasts a north-facing garden, perfect for enjoying tranquil outdoor moments.

This maisonette is excellently positioned for easy access to the vibrant area of Balham, with its array of shops, bars, and restaurants. Streatham Hill Station is just moments away, offering convenient access to London Victoria and London Bridge. Additionally, Balham mainline and underground(Northern Line) stations are within close proximity, ensuring seamless connectivity to central London. The property also benefits from excellent bus routes to Brixton for the Victoria Line.

Tooting Bec Common, with its expansive green spaces, is just a stone's throw away, providing a perfect retreat for leisurely walks and outdoor activities.

This ground-floor maisonette offers an ideal combination of peaceful living and urban convenience, making it a highly desirable residence in a sought-after location.

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

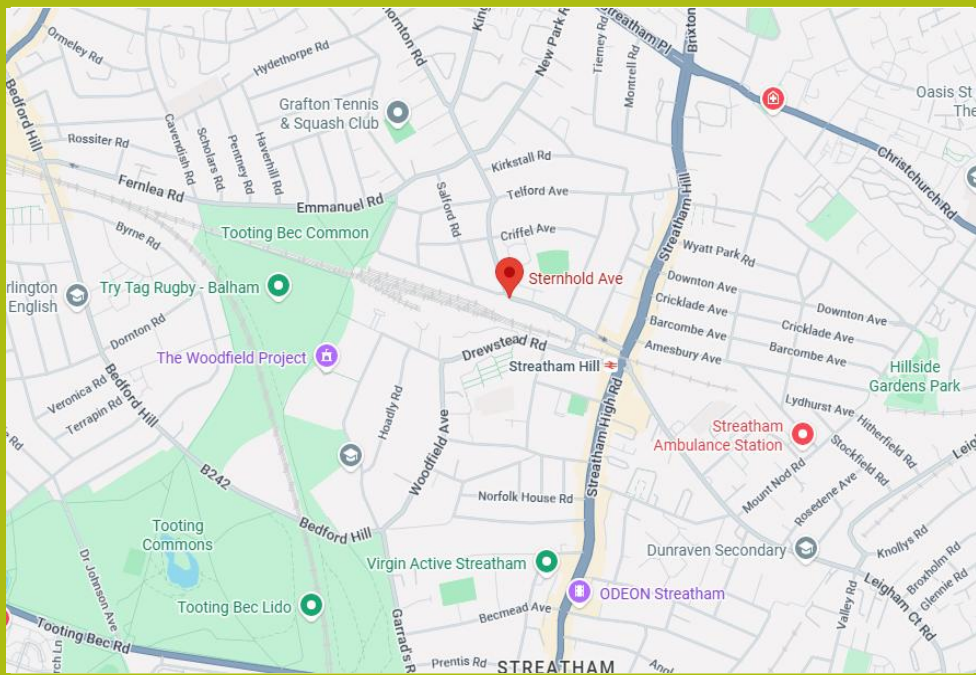
Date Available – 20/10/2026

Holding deposit amount – £646

Security Deposit amount (Five weeks rent) – £3,230.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Maisonette (Terraced)



Construction Type

Brick



Parking

Parking Permit



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 A		
81-91 B		
69-80 C		78
55-68 D	65	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
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