

TO LET



Spenser Road, Herne Hill, SE24

£2,750.00 PCM

 **3**

 **1**

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A well-presented and generously proportioned first-floor flat, offering three double bedrooms, situated on the sought-after and peaceful Spenser Road in Herne Hill, SE24. The property features a bright and spacious living room with ample room for dining, a separate kitchen, three well-sized double bedrooms, a main bathroom with a shower over the bath, and an additional separate W/C.

Further benefits include double glazing throughout and access to a communal garden. The expansive green spaces of Brockwell Park are just moments away, while Herne Hill station (Thameslink & Southeastern) is within easy reach. Brixton station and underground (Victoria line) are also just a short walk, providing excellent transport links across London and into the City. A wide selection of shops, restaurants, pubs, and bars are all close by.

This property is ideal for a growing family or for three sharers, with the appropriate licence already applied for.

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

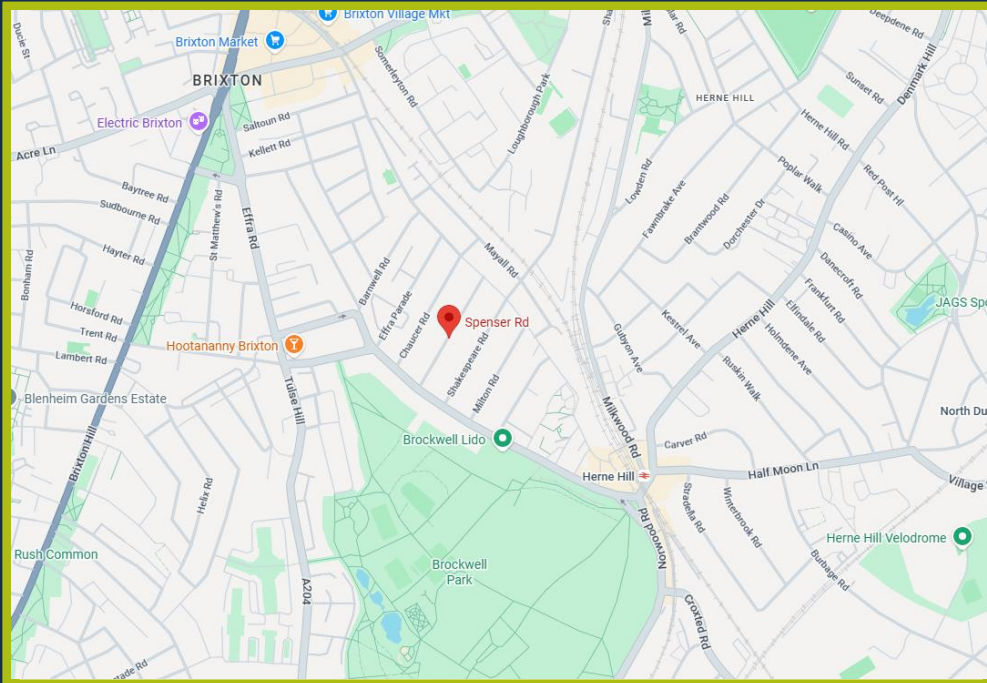
Date Available – 16/05/2026

Holding deposit amount – £634

Security Deposit amount (Five weeks rent) – £3,173.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Flat (First Floor)



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



Approximate total area[®]
836 ft²
77.8 m²

Ground Floor



Floor 1

(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		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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
London, SW16 3PX
☎ 020 8679 9889

