

**TO LET**



**Streatleigh Court, Streatham, SW16**

**£2,500.00 PCM**

 **3**

 **1**

  
**samuel estates**  
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## Property Description

A well presented and spacious three double bedroom flat located on the 4th floor of this mansion block situated opposite Streatham Hill train station. The property offers a spacious lounge, separate kitchen, three piece bathroom suite and three large double bedrooms. The property offers great views over London however is further appreciated at night time.

The transport links are in abundance. Streatham Hill train station offers trains into London Victoria, London Bridge & Clapham Junction, whilst the Underground is not far away with a bus ride into Brixton. There are an array of bus options from outside the building. The high street offers a wide selection of high street shops, bars restaurants and variety of amenities.



## 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

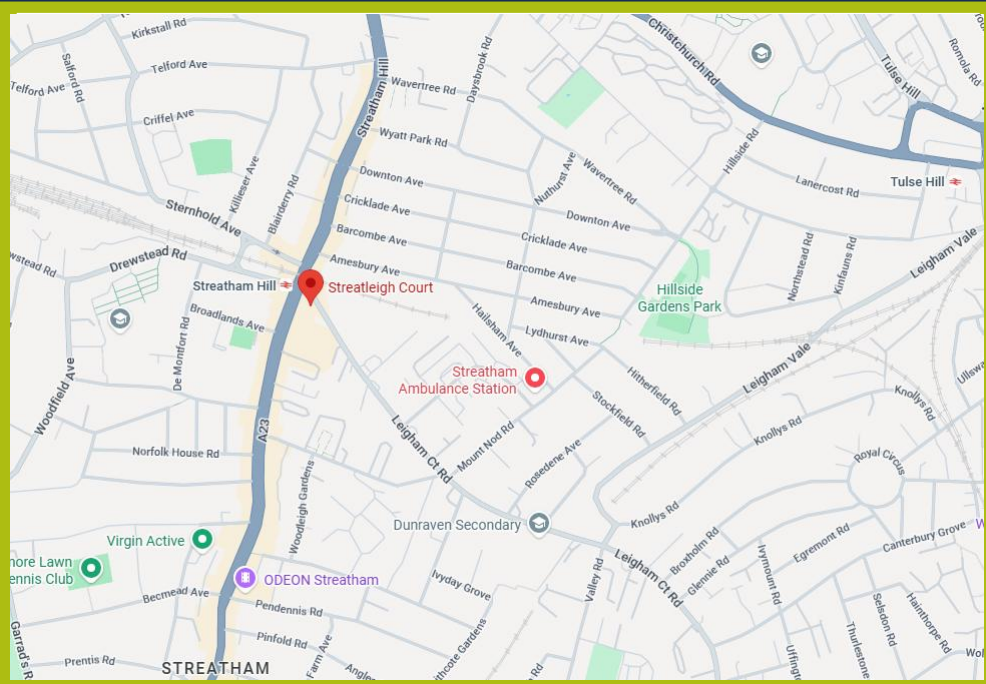
Date Available – 07/07/2026

Holding deposit amount – £576

Security Deposit amount (Five weeks rent) – £2,884.00

Council Tax Band – C

Local Authority – Lambeth Council



**Property Type**  
Flat (Fourth 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**

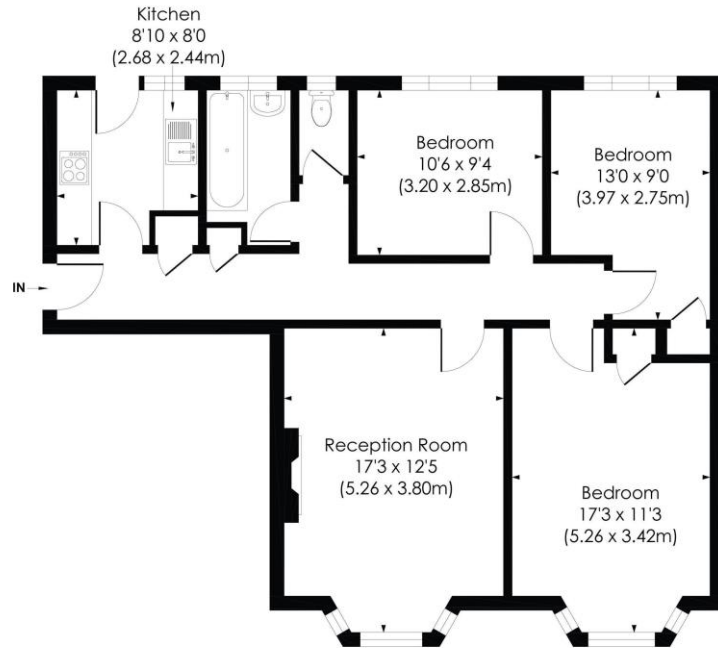
Has the property been flooded in the past five years: **NO**  
Level of Risk: **None**



**Proposed Development in Immediate Locality?**  
None

**STREATLEIGH COURT, SW16**

Approx. Gross Internal Floor Area  
**864 Sq. ft/80.29 Sq. m**



FOURTH FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



**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>	77	83
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**

432/434 Streatham High Road  
 London, SW16 3PX

☎ 020 8679 9889

