

TO LET



Telford Avenue, Streatham Hill, SW2

£1,600.00 PCM

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YOUR PROPERTY • OUR BUSINESS

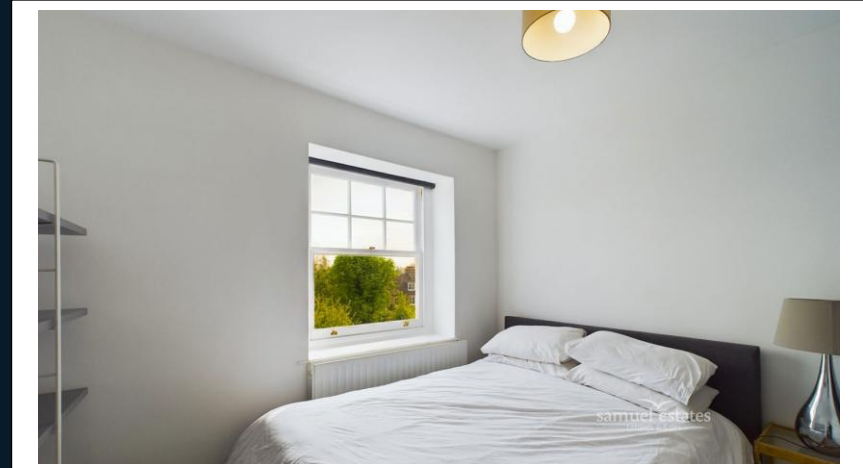
Property Description

Recently redecorated throughout, this charming top-floor flat forms part of an attractive semi-detached Victorian house, ideally positioned within the sought-after Telford Park Conservation Area, just off Streatham Hill. The property offers a spacious kitchen, a bright reception room opening onto a private terrace with pleasant views over the residential street, a generous double bedroom with built-in wardrobes, and a well-appointed bathroom.

Telford Avenue enjoys an excellent location within this highly desirable neighbourhood, conveniently close to Streatham Hill Station, offering easy access to Balham and the Northern Line. Residents can also enjoy a wide range of local amenities, including well-regarded primary schools, popular bars and restaurants, and the expansive green open spaces of Tooting Bec Common.

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

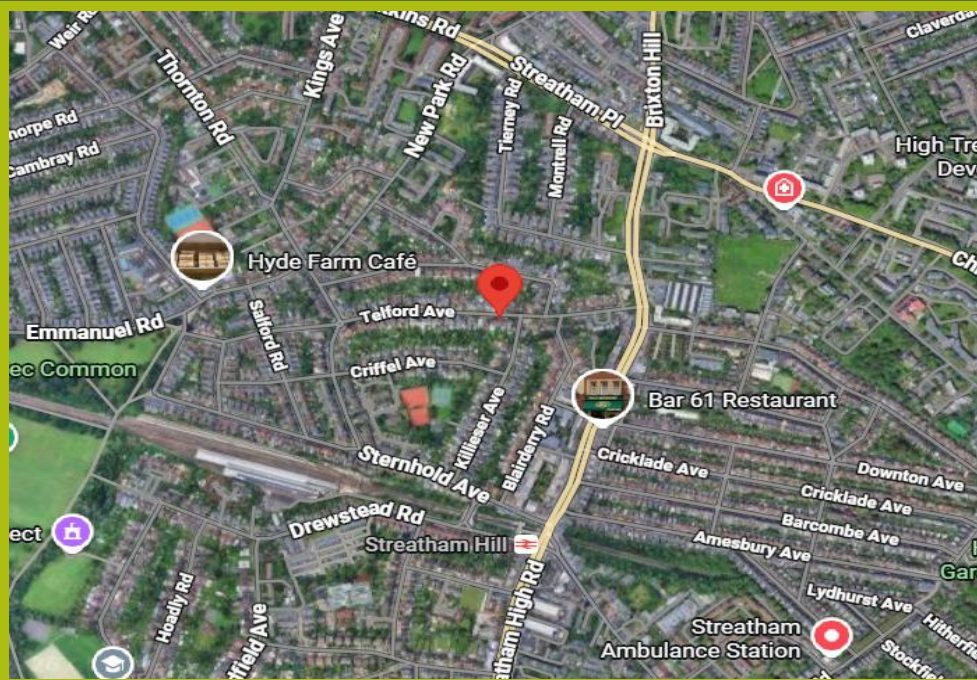
Date Available – 23/09/2026

Holding deposit amount – £369.23

Security Deposit amount (Five weeks rent) – £1,846.15

Council Tax Band – C

Local Authority – Lambeth Council



Property Type

Flat (Top Floor Flat)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

Excellent



Mobile Signal

Excellent



Flood Risk

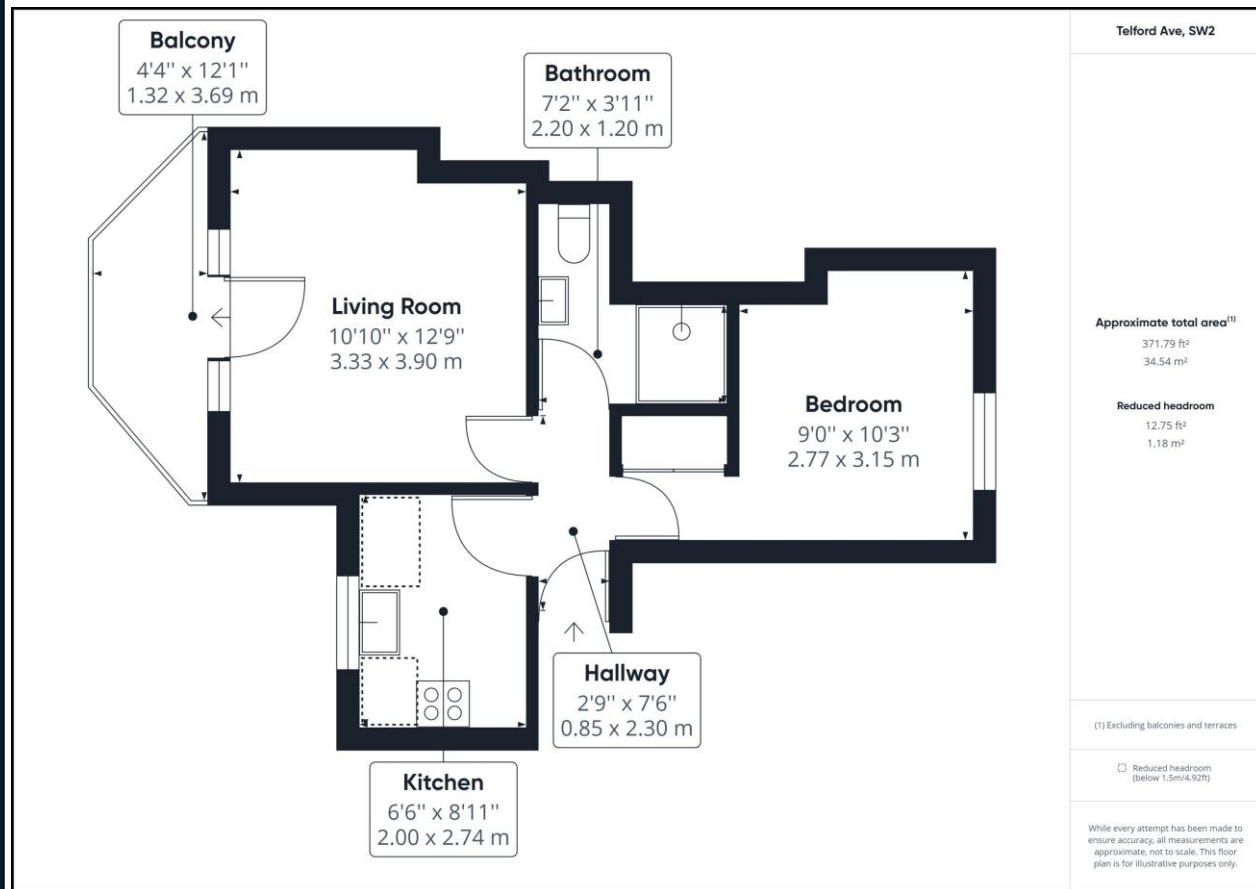
Has the property been flooded in the past five years: NO

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		
55-68 D		
	60	74

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

