

TO LET



Beechcroft Close, Valley Road, Streatham, SW16

£1,550.00 PCM

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Property Description

A nicely presented one double bedroom purpose built flat situated within this highly desirable gated development Beechcroft Close, Streatham, SW16. The property comprises of a spacious living room with access to a Juliet balcony and large windows allowing in plenty of natural light, a good sized double bedroom with built in wardrobes, a modern fully equipped kitchen and a three piece bathroom with shower over bath.

Added benefits include wood effect flooring throughout, gas central heating and huge double glazed windows.

The property is a short walk from Streatham Station (Southern & Thameslink) and the High Road's many popular supermarkets, shops and bars. Many bus routes are close by including a night bus service which runs near to the property.

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

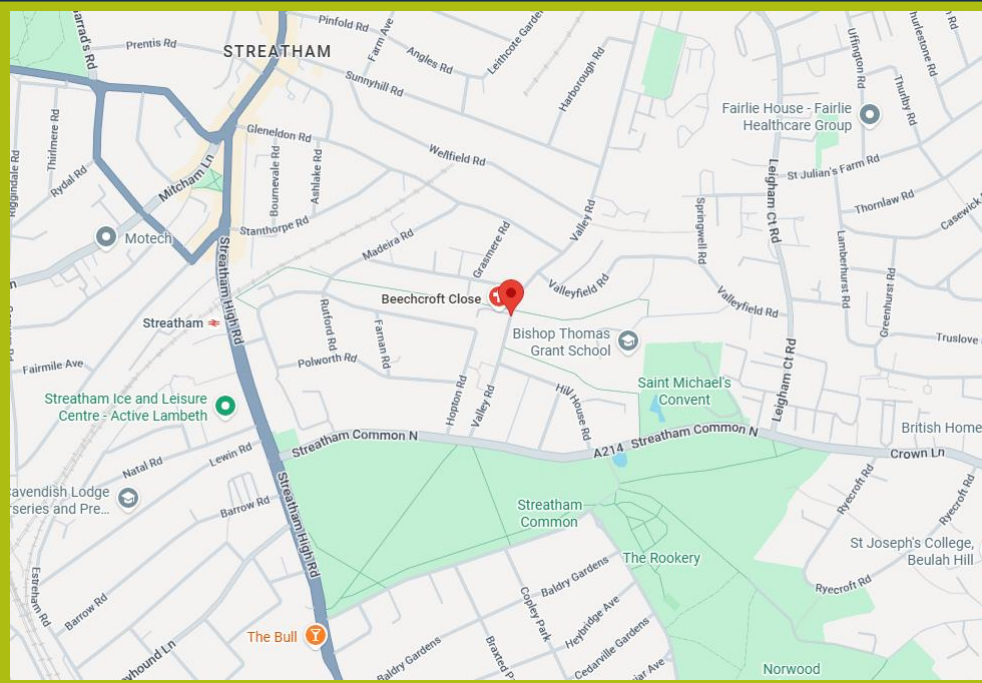
Date Available – 18/06/2026

Holding deposit amount – £620

Security Deposit amount (Five weeks rent) – £3,103.98

Council Tax Band – B

Local Authority – Lambeth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

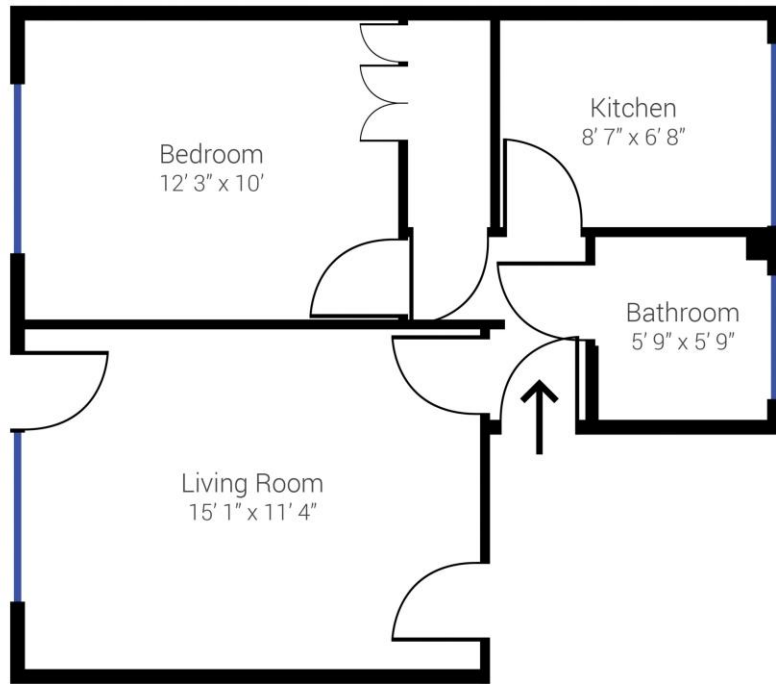


Flood Risk

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



Proposed Development in Immediate Locality?
None



Address: 49 Beechcroft Close

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	67	
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

