

TO LET



Freshwater Road, Tooting, SW17

£2,750.00 PCM

 3

 1


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Property Description

A spacious and well-maintained three-bedroom terraced home situated on the quiet and highly sought-after Freshwater Road in Tooting, SW17. The property features a generous open-plan kitchen and living area, a modern three-piece bathroom with a shower over the bath, and a bright conservatory. Upstairs, there are two well-proportioned double bedrooms and a comfortable single bedroom.

Further benefits include a large private garden-ideal for gardening enthusiasts-and a driveway.

The property is conveniently located within a short walk of Tooting Station (Thameslink), with excellent bus links nearby. Tooting Broadway Underground Station (Northern Line) is also within a 20-minute walk, offering easy access across London and into the city.

St George-s University Hospital is close by, along with a wide selection of popular shops, bars, and restaurants.

This home is ideal for a couple seeking additional space or a growing family.

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

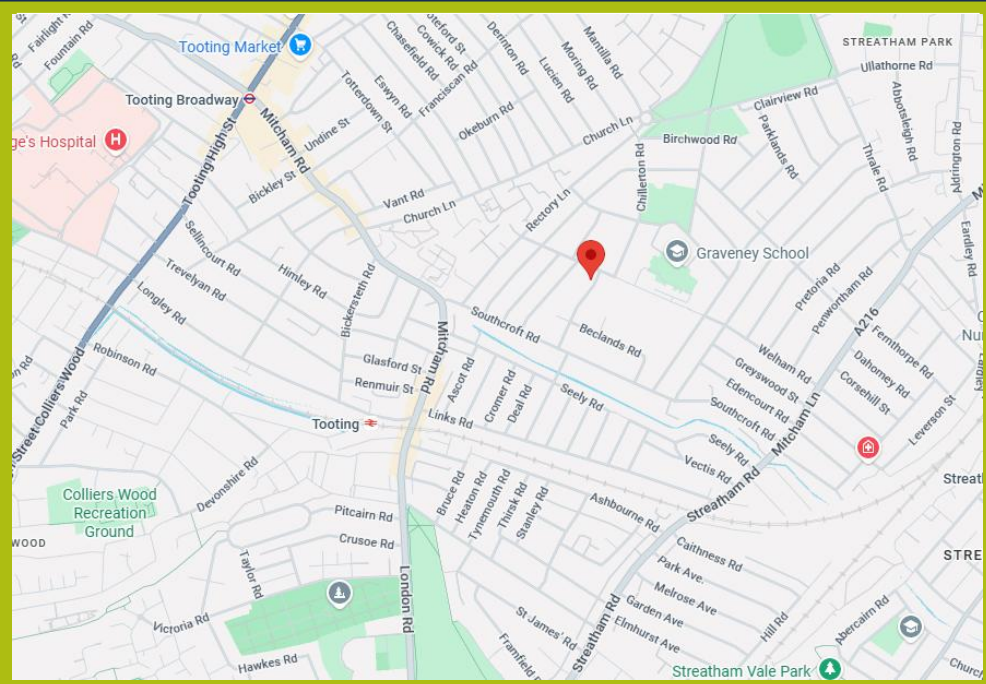
Date Available – 09/05/2026

Holding deposit amount – £634

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

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

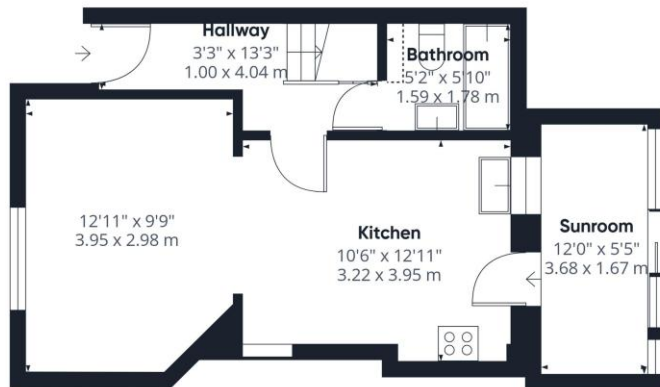
Has the property been flooded in the past five years: NO

Level of Risk: None

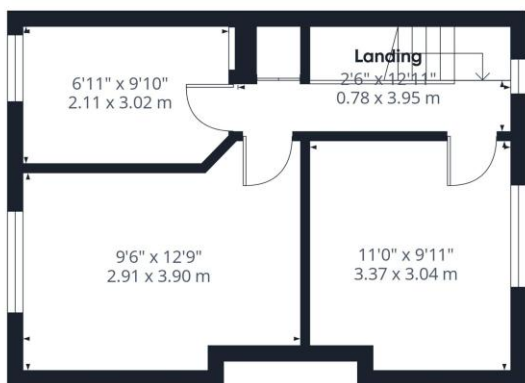


Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1



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Approximate total area⁽¹⁾

748 ft²
69.5 m²

Reduced headroom

2 ft²
0.2 m²

(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		89
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

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Streatham

432/434 Streatham High Road
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