

TO LET



Lewin Road, Streatham, SW16

£2,700.00 PCM

3

2

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Property Description

A beautifully presented three double bedroom split level flat located on the highly desirable location on Lewin Road, Streatham, SW16. The first floor boasts a spacious kitchen with plenty of cupboards and space for dining, a well-designed bathroom, a double bedroom and a large living room which is perfect for entertaining guests.

The second floor comprises of two equally great sized bedrooms with plenty of storage cupboards, and a modern family bathroom. The property benefits from double glazed windows throughout and gas central heating. This property is ideal for a growing family or young professional sharers looking for a spacious home.



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

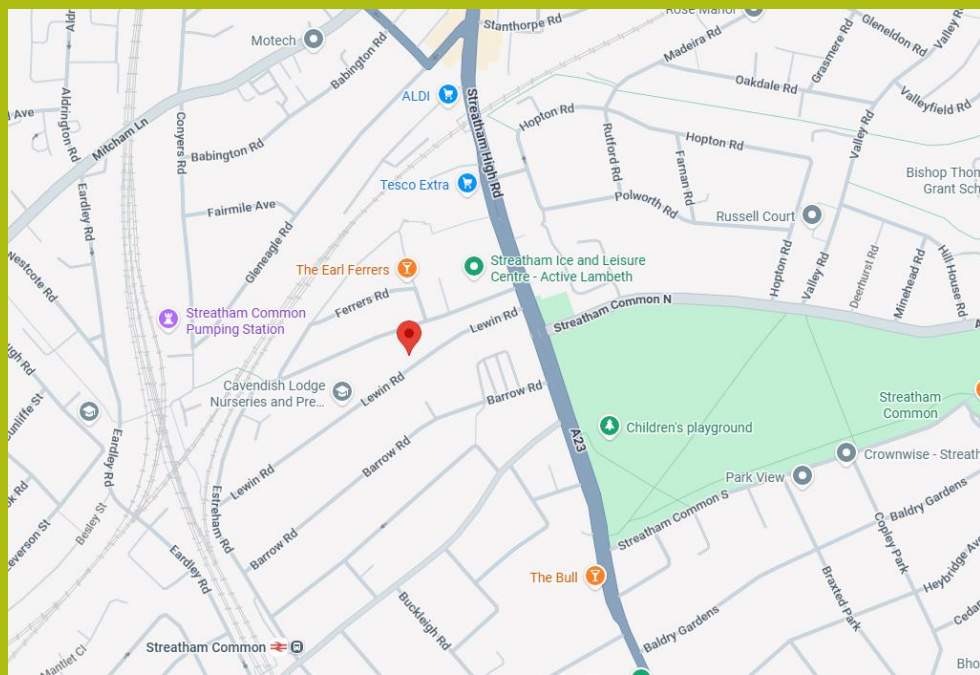
Date Available – 26/08/2026

Holding deposit amount – £623

Security Deposit amount (Five weeks rent) – £3,115.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



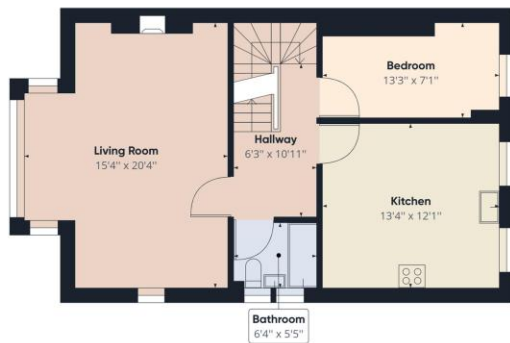
Mobile Signal
Good Coverage



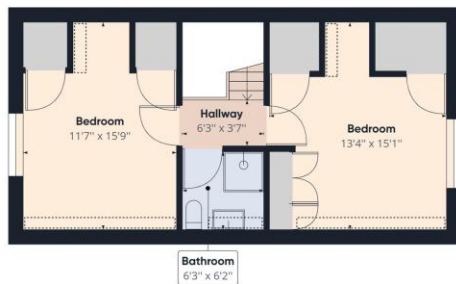
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Floor 1 Building 1



Floor 2 Building 1

Lewin Road, SW16

Approximate total area⁽¹⁾
1108.65 ft²

Reduced headroom
32.86 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	61	76
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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45 Bedford Hill,
London, SW12 9EY
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