

TO LET



samuel estates
Lettings & Sales

Leigham Court Road, Streatham, SW16

£1,750.00 PCM

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Property Description

A beautifully presented two bedroom apartment in Heather Court, Leigham Court Road, SW16. These spacious and well maintained flat features a generously sized living room with ample space for both relaxing and dining, two bright double bedrooms with large windows offering stunning views, a modern kitchen, and a stylish three-piece bathroom with a shower over the bath, also offering onsite parking space.

Ideally located on Leigham Court Road, the property is just a short walk from Streatham High Road, where you'll find a vibrant selection of restaurants, cafés, and bars.



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 – 30/01/2026

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.23

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



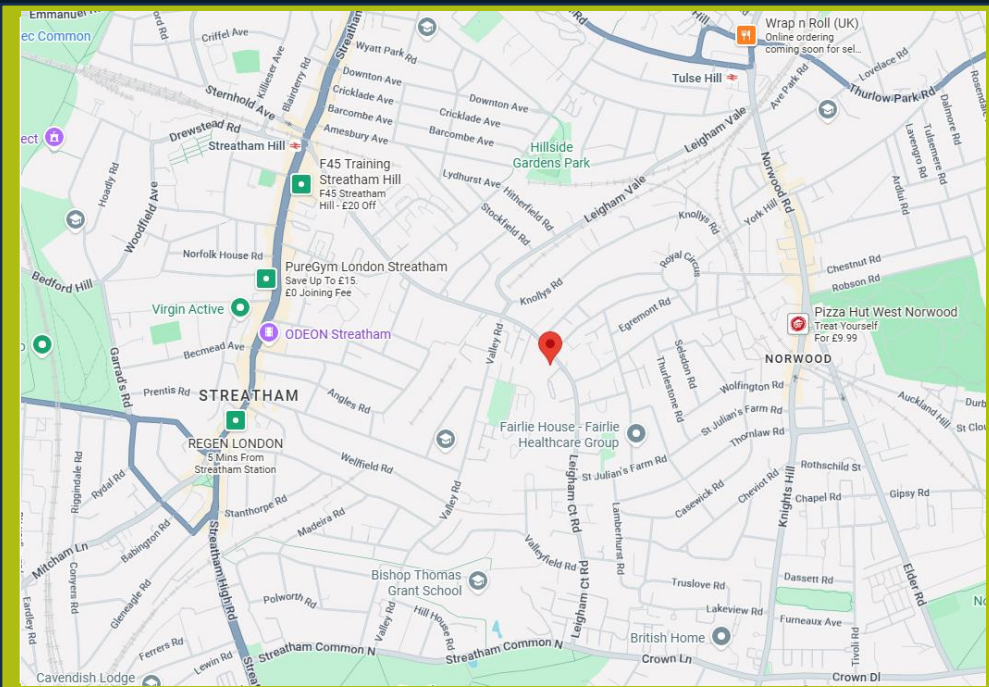
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None





Approximate total area⁽¹⁾
629.48 ft²

(1) Excluding balconies and terraces

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	71
39-54 E		
21-38 F		
1-20 G		

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