

**TO LET**



**Rosedene Avenue, Streatham, SW16**

**£2,900.00 PCM**

 **3**

 **2**

  
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## Property Description

A spacious and well-presented three-bedroom end-of-terrace house situated on the peaceful and residential Rosedene Avenue in Streatham, SW16. The ground floor features a generous living room, a modern open-plan kitchen with fully equipped appliances, and a convenient downstairs W/C. On the first floor, you'll find two well-proportioned double bedrooms and a stylish three-piece family bathroom with a shower over the bath. The top floor boasts a further double bedroom with an en-suite bathroom and a storage room.

The property benefits from double-glazed windows throughout, gas central heating, a good size and low-maintenance garden, and off-street parking.

Conveniently located just a short walk from Streatham Hill Station (Southern Line), the property is also close to an array of popular shops, bars, restaurants, and a gym along Streatham High Road. This home is ideal for a growing family or three sharers seeking additional space and excellent transport links.

## 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

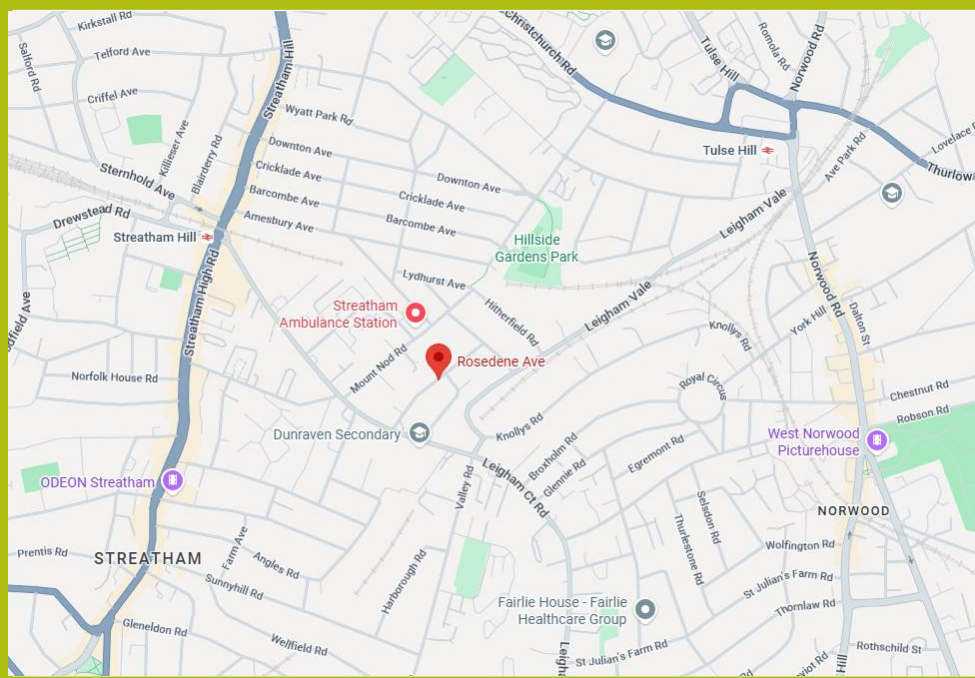
Date Available – 04/07/2026

Holding deposit amount – £669

Security Deposit amount (Five weeks rent) – £3,346.00

Council Tax Band – E

Local Authority – Lambeth Council



Property Type

House (End of Terrace)



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



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Approximate total area<sup>(1)</sup>  
1034.42 ft<sup>2</sup>  
96.1 m<sup>2</sup>

Reduced headroom  
31.98 ft<sup>2</sup>  
2.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360



**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| 92-100 <b>A</b>                             |         | 94        |
| 81-91 <b>B</b>                              | 84      |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              |         |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |

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