

TO LET



Steep Hill, Streatham, SW16

£1,550.00 PCM

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Property Description

Spacious first floor flat on Steep Hill, Streatham. The property boasts a large double bedroom, second double bedroom, immaculate bathroom, elegant reception room and a delightful fitted kitchen.

The property is close to the popular Tooting Bec Common. It is also well serviced by public transport being only a short walk from both Streatham Hill, and Streatham Rail Train Stations. Just a few minutes away is Streatham High Road which has numerous shops (including a cinema), bars and restaurants. The affluent Balham area is also a short distance from Steep Hill and has many attractions to keep you entertained.

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 – 18/11/2026

Holding deposit amount – £357.00

Security Deposit amount (Five weeks rent) – £1,788.00

Council Tax Band – C

Local Authority – Lambeth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

Fibre



Mobile Signal

Excellent



Flood Risk

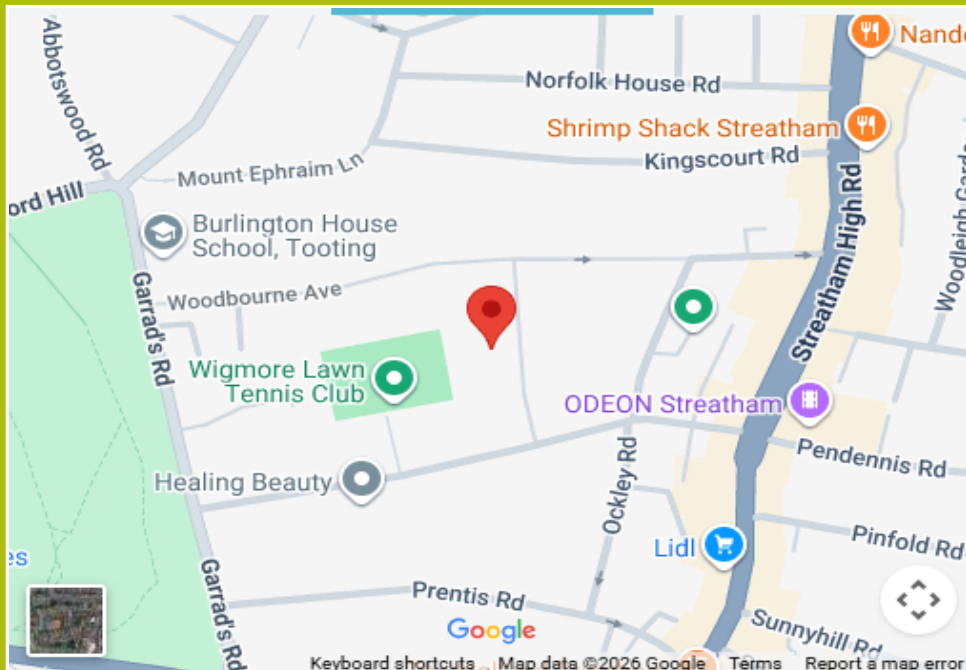
Has the property been flooded in the past five years: NO

Level of Risk: None



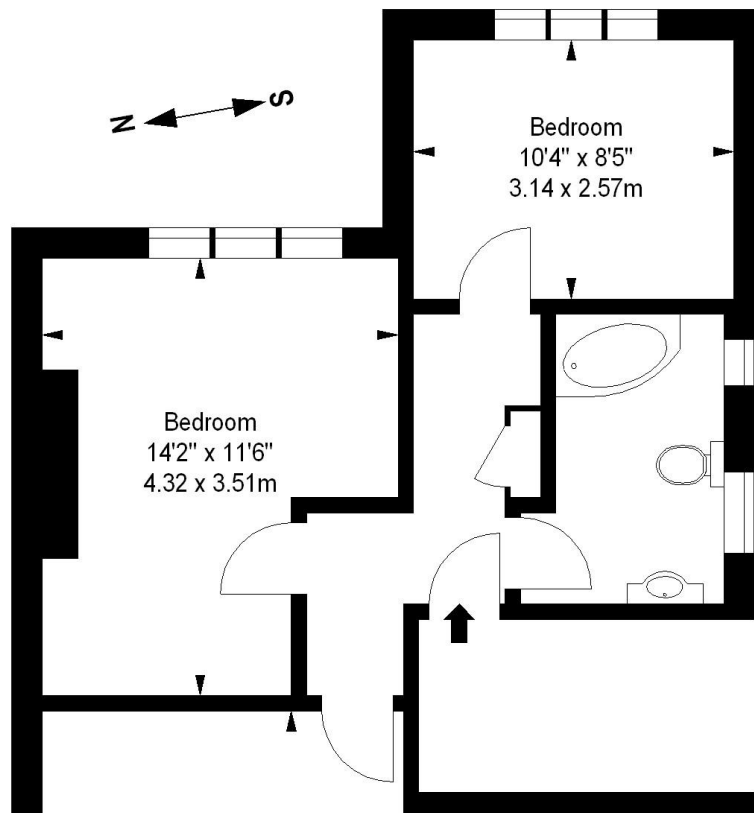
**Proposed Development
in Immediate Locality?**

None



Steep Hill, SW16

Approximate gross internal area
672 sq ft / 62.43 sq m



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	70	79
55-68 D		

