

TO LET



Ellora Road, Streatham, SW16

£2,300.00 PCM

 **2**

 **1**

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Property Description

A spacious and recently renovated two double bedroom, two bathroom flat located on the quiet and residential Ellora Road, Streatham, SW16.

The first floor comprises of a bright living room with plenty of space for dining, a separate modern kitchen, a double bedroom and a three piece family bathroom with a shower over bath. The second floor has a large bedroom with built-in wardrobes and a en-suite bathroom.

Added benefits include double glazed windows throughout, brand new appliances, gas central heating and street parking.

Positioned on a serene residential street, the property enjoys a tranquil atmosphere and is conveniently situated just a stone's throw away from Streatham and Streatham Common train stations. Streatham itself offers a wide range of local amenities, including a diverse selection of independent and well-known retail stores such as London Smoke & Cure and M&S. Fitness enthusiasts can take advantage of nearby facilities such as Element Fitness, Yoga Edge, and Virgin Active. Additionally, the area boasts an abundance of charming cafés, restaurants, bars, and pubs.

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

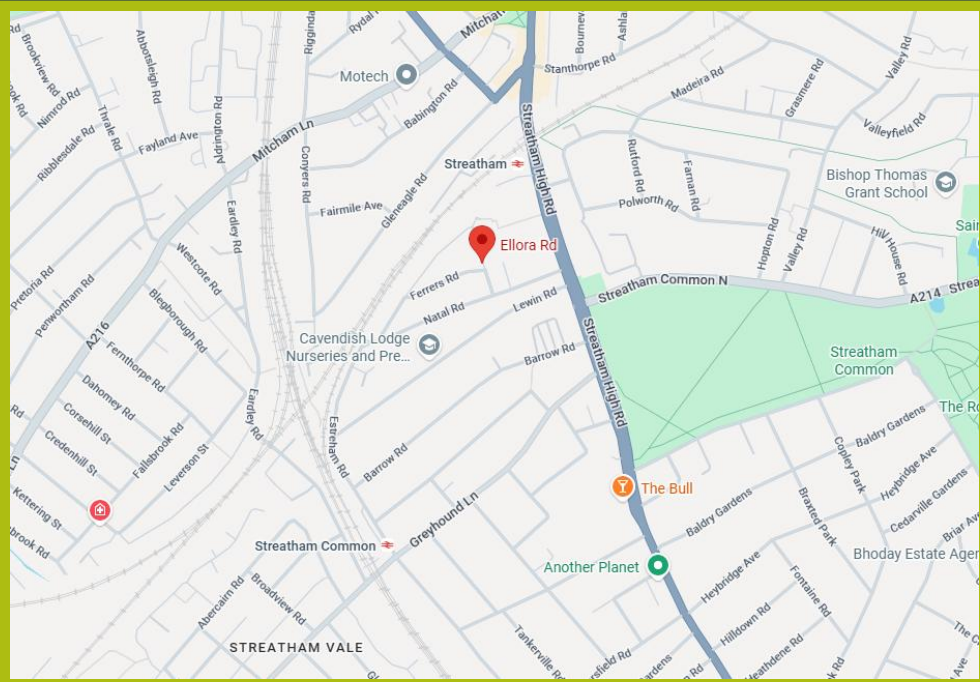
Date Available – 05/06/2026

Holding deposit amount – £530

Security Deposit amount (Five weeks rent) – £2,653.00

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 / 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⁽¹⁾
744 ft²
69.1 m²

Reduced headroom
47 ft²
4.3 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		
69-80 C		77
55-68 D		
39-54 E	53	
21-38 F		
1-20 G		

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