

TO LET



samuel estates
Lettings & Sales

Poynders Road, Clapham, SW4

£2,200.00 PCM

 **2**

 **2**


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Property Description

A spacious two double bedroom, two bathroom flat situated on the second floor of this well presented and popular development. The property enjoys a bright and airy open plan reception and fully fitted kitchen, a large master bedroom with an en-suite bathroom, a good sized second bedroom and a three piece family bathroom with a shower over bath.

The property is walking distance to Clapham South Tube Station offering easy access into Central London. The property also enjoys being close to the local amenities of the extremely popular Abbeyville Village and Clapham High Street.

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

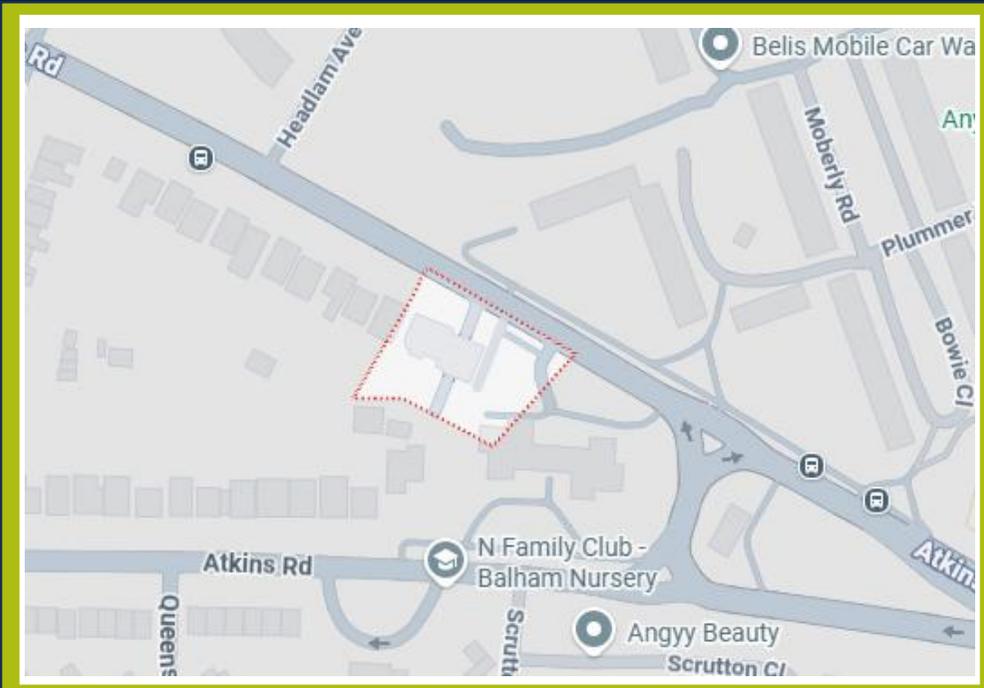
Date Available – 30/03/2026

Holding deposit amount – £507.00

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Ultrafast fibre



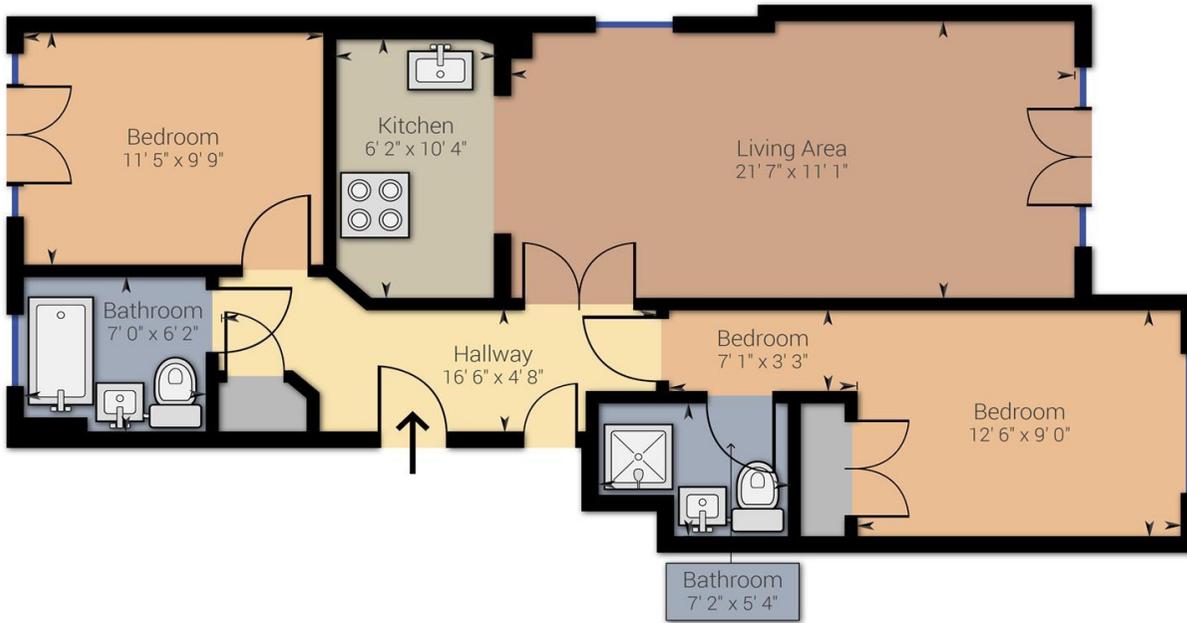
Mobile Signal
Good



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



Proposed Development in Immediate Locality?
None



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	84
69-80 C		
55-68 D		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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