

TO LET



Brockenhurst Way, Merton, SW16

£3,200.00 PCM

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Property Description

A beautifully presented and newly renovated four-bedroom terraced family home, ideally situated on the quiet and residential Brockenhurst Way, SW16. Finished to an exceptional standard throughout, this impressive property offers generous living accommodation, modern interiors, and excellent outside space.

The ground floor comprises a bright and welcoming reception room, a separate stunning open-plan kitchen and dining area that provides the perfect space for both everyday family living and entertaining and leads onto a beautifully landscaped, low-maintenance rear garden, with the added benefit of a garage at the rear of the property.

The first floor features two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary three-piece family bathroom complete with a shower over the bath. Occupying the entire top floor is a large bedroom and a stylish en-suite shower room.

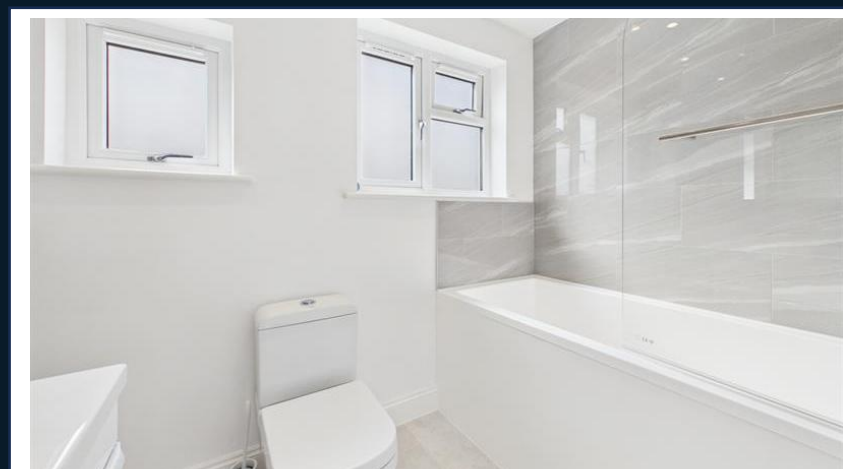
Recently renovated throughout, the property further benefits from double-glazed windows, gas central heating, a driveway providing off-street parking for two vehicles, and an electric vehicle charging point.

Ideally positioned within easy reach of both Norbury and Streatham Common stations, the property offers excellent transport connections into London Bridge, London Victoria, and beyond. Streatham Vale is just a short distance away, providing a fantastic selection of local shops, cafés, restaurants, supermarkets, and other everyday amenities. Families will also appreciate the excellent choice of highly regarded schools nearby, including Harris Academy Merton, Woodmansterne School, and Granton Primary School.

Offering an outstanding combination of space, style, and convenience, this exceptional home is perfectly suited to growing families seeking great transport links, great schools and close to amenities.

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

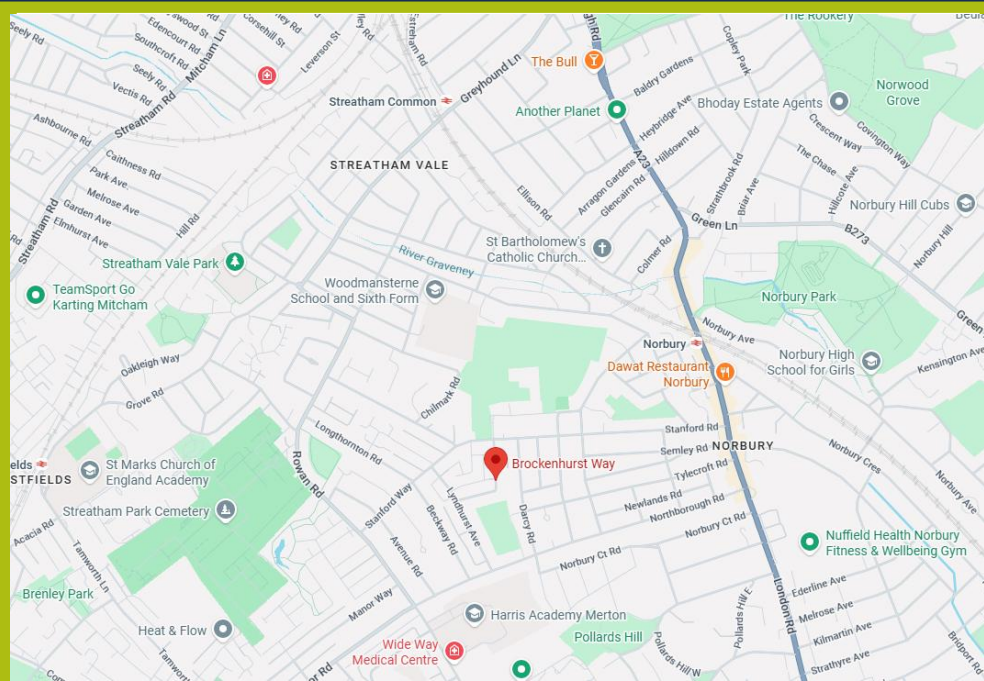
Date Available – 01/08/2026

Holding deposit amount – £738

Security Deposit amount (Five weeks rent) – £3,692.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

House (Terraced)



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		86
69-80 C	78	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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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
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