

TO LET



samuel estates
Lettings & Sales

Brancaster Road, Streatham, SW16

£1,800.00 PCM

 **2**

 **1**


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Property Description

A beautifully presented and spacious two bedroom ground floor flat, located on the highly desirable and quiet Brancaster Road, SW16. The property comprises of a large open plan fully equipped kitchen/ living room, two good sized double bedrooms, a modern three piece bathroom with shower over bath, a large cellar which is great for storage and an amazing low maintenance private garden.

The property is located within close proximity of Streatham Hill station, offering routes into the city, and the local amenities of the high street. This property is perfect for a couple or a growing family needing extra space in a great location. Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing.



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

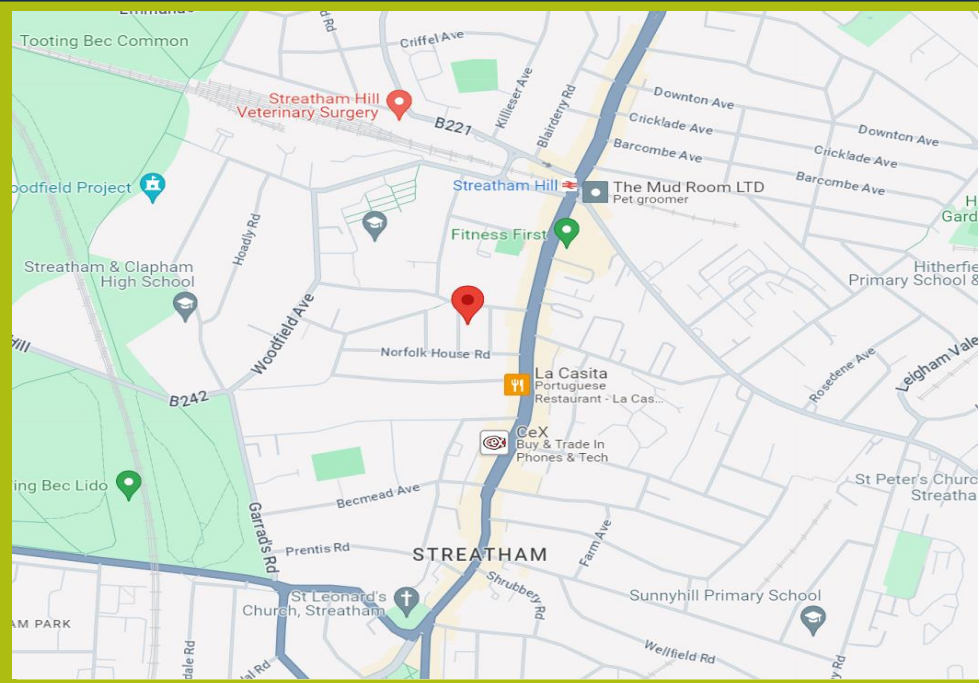
Date Available – 10/05/2024

Holding deposit amount – £415.38

Security Deposit amount (Five weeks rent) – £2,076.00

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Excellent



Mobile Signal
Excellent



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: Very Low Risk



Proposed Development in Immediate Locality?
None



Brancaster

Approximate total area⁽¹⁾
596.80 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	65	75

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