

**TO LET**



**Gleneldon Road, Streatham, SW16**

**£1,900.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A stunning and spacious two double bedroom split-level flat located in the heart of Streatham. The property comprises two double bedrooms one with en-suite bathroom with shower over bath, spacious reception with space for dining, a modern separate kitchen and downstairs shower room.

The property is located close to Streatham High Road which offers an array of shops, restaurants and bars. Streatham Station (Southern & Thameslink) is also just a short walk which offers direct rail links to Central London. This property is perfect for a couple, or two sharers in need of two equal sized bedrooms and great transport links.



## 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

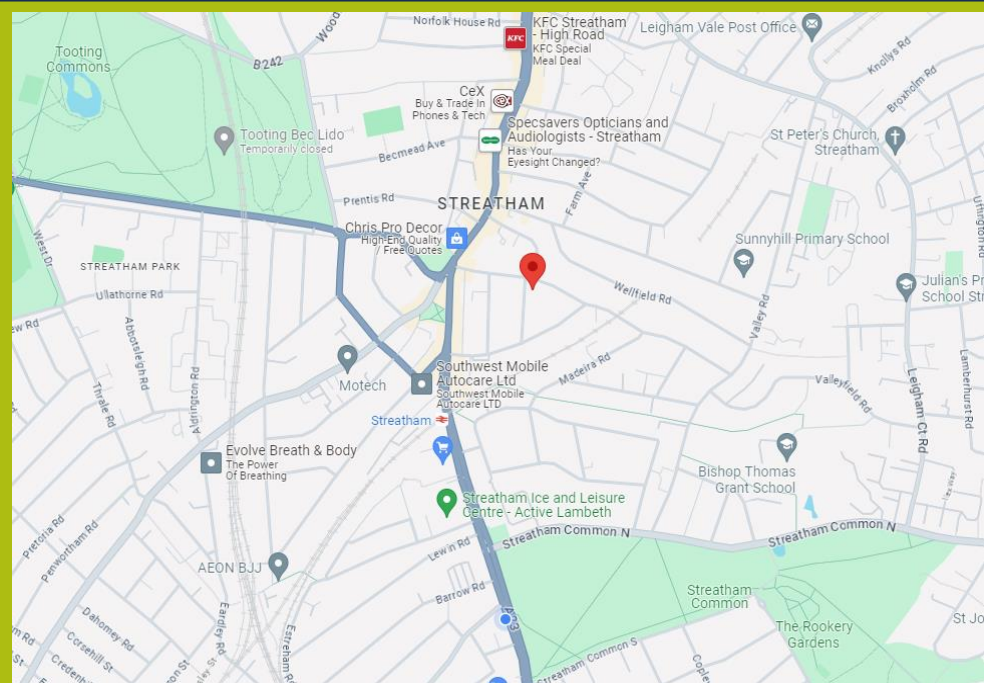
**Date Available – 15/06/2024**

**Holding deposit amount – £438**

**Security Deposit amount (Five weeks rent) – £2,192**

**Council Tax Band – D**

**Local Authority – Lambeth Council**



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
Street parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas - Mains



**Broadband**  
Standard / Superfast



**Mobile Signal**  
Good coverage



**Flood Risk**

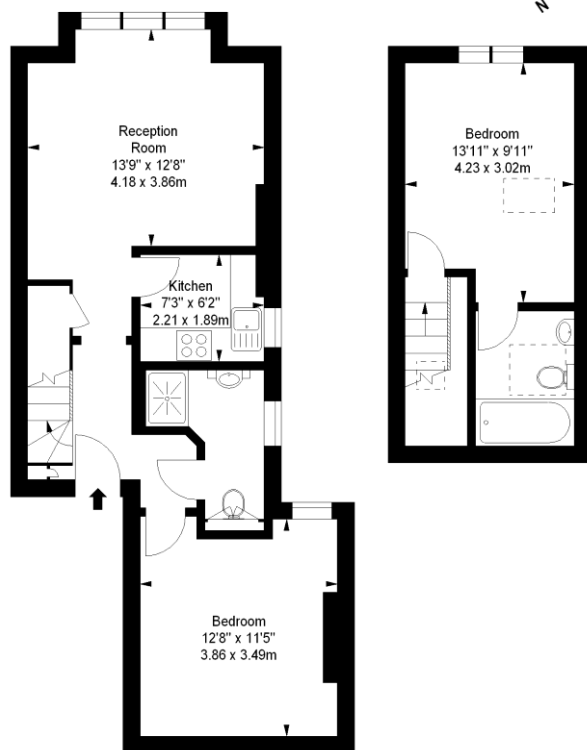
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None

Gleneldon Road, SW16

Approximate gross internal area  
732 sq ft / 68.00 sq m



First Floor  
512 sq ft

Second Floor  
220 sq ft

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	68	71
39-54 <b>E</b>		

#### 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

