



£1,740 Per Calendar Month  
31 Oakdale Road, Streatham, London, SW16 2HJ







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This light and bright two bedroom flat, with new carpets and freshly painted walls, boasts high ceilings and offers a large reception room with bay windows. The separate fitted kitchen (refurbished in 2023) includes a washing machine, separate tumble dryer, oven cooker and separate gas hob, microwave, fridge freezer and bathroom with a bath (with shower over). The Master bedroom is a double and the second bedroom is a single. There is a gas powered combi boiler (recently serviced and updated) supplying the central heating and hot water.

The peaceful and attractive Oakdale Road is within easy reach of the Streatham mainline stations. Streatham station links to London Bridge (approx. 22 mins) and London Blackfriars (20 mins) while Streatham Common station serves Victoria (approx. 20 mins) and Clapham Junction - both easily accessible by foot from the flat (5 mins walk to Streatham). There are many excellent and well regarded schools in the area (Primary, Secondary and Private) with Granton, Henry Cavendish, Immanuel and St Andrew Church of England, and Dunraven Primary Schools, all rated 'Outstanding' by Ofsted.

The flat is very well placed for access to Streatham Common and The Rookery Gardens while both Streatham and Streatham Common stations as well as local bus routes are close by.

Communal Entrance Hall.

Living Room with feature bow window.

Bedroom One.

Bedroom Two.

Bathroom (off Bedroom One) Bath with shower over.

Kitchen: includes washing machine, separate tumble dryer, electric oven and separate gas hob, microwave, fridge/freezer.

Tenants will be required to pay a deposit equivalent to five weeks rent (£2,163.00), which will be held by the Deposit Protection Service for the duration of the tenancy. Referencing will be carried out through Rightmove Landlord & Tenant Services. Utility bills, Council Tax, Wifi or TV License are not included in the rent. No pets are allowed due to headlease restrictions Council Tax is Band - C and the EPC is band D.

Please phone or email Baileys in East Wittering 01243 672217 to discuss your requirements and book a viewing.

**Council Tax: Band C - Lambeth.**

**EPC Rating: D (68)**



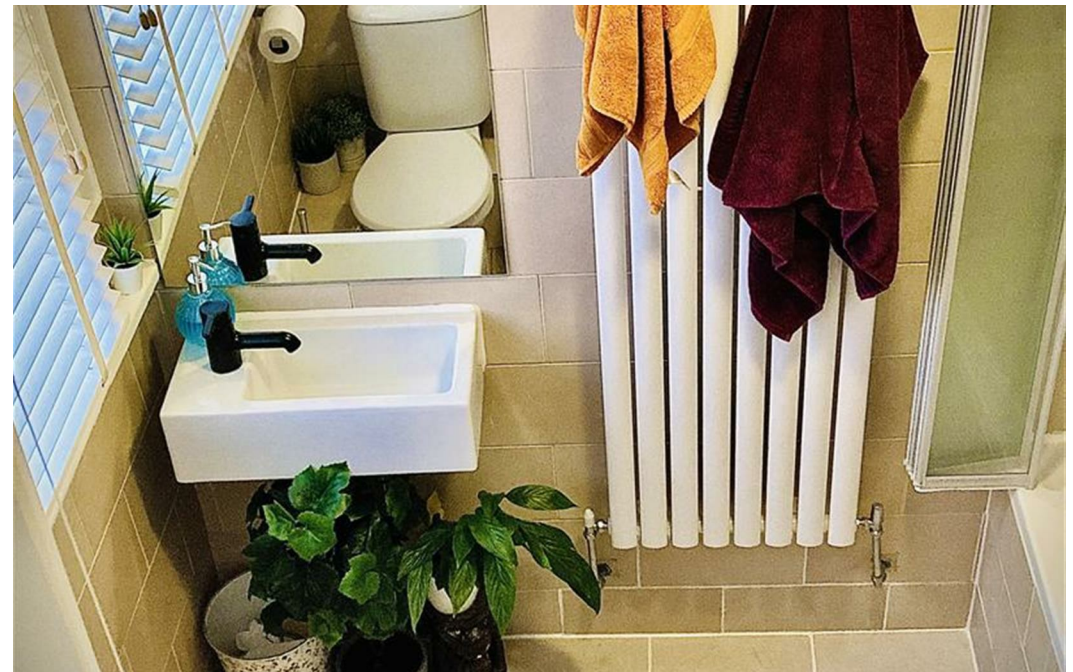




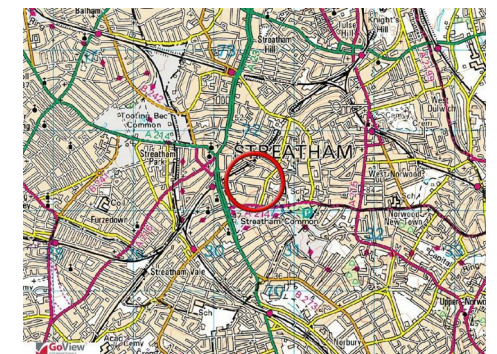
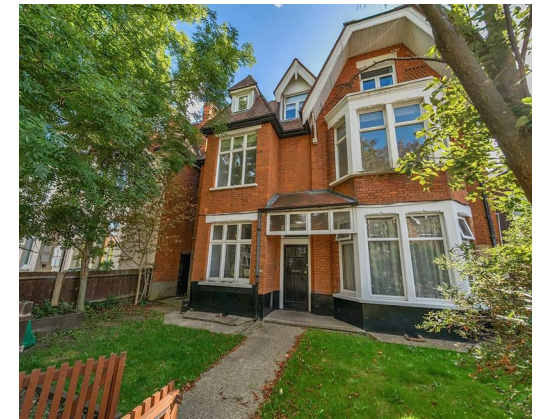












Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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