21 Streatham Common North, SW16 3HJ

£350,000

Two Bedrooms, Leasehold, 976 years remaining

FARLEYWOOD

- Newly refurbished thoughout
- Views of Streatham Common
- 976 years remaining on lease
- Service charges £172 per calendar month
- Ground Rent £200 per annum
- Approx 0.6km walk to Streatham Station - 23 minutes to London Bridge
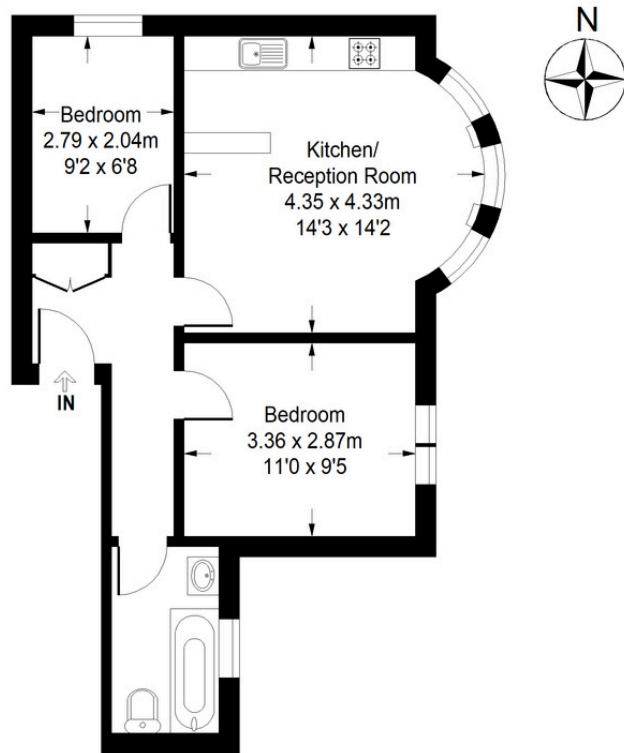
Viewing by appointment only

www.farleywood.com

Situated on the top floor of a three-storey period building, this two-bedroom apartment has been thoughtfully renovated and is offered chain-free. The property shares a private entrance with four other apartments, located on Hopton Road, where there is free on-street parking. The well-maintained communal entrance hall and stairway lead to the second-floor apartment, which features views of Streatham Common from both the spacious living room bay windows and the principal bedroom. Additional benefits include a communal garden and the nearby open spaces of Streatham Common.

Approximate Gross Internal Area = 43.94 sq m / 473 sq ft

Bedroom
2.79 x 2.04m
9'2 x 6'8

Kitchen/
Reception Room
4.35 x 4.33m
14'3 x 14'2

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IN

Bedroom
3.36 x 2.87m
11'0 x 9'5

Second Floor

The floor plan is not to scale and measurements and
areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice
and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or
commission your own inspection of the property.
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Fully refurbished in March 2025 and the new double glazed wooden sash windows were recently installed to enhance the energy efficiency even further since awarded 'C' in 2022.

Located just a short walk to Streatham Station and the amenities of Streatham High Road including a Tesco Extra, large Sainsburys and many cafes and restaurants.

Start your moving story today by contacting FarleyWood.

EPC Rating C
Council Tax Band C

Disclaimer: A Director of FarleyWood has a personal interest in the sale of this property

Score	Energy rating		Current	Poten
92+	A			
81-91	B			
69-80		C	73 C	75
55-68		D		
39-54		E		
21-38		F		
1-20		G		