

**FOR SALE**



Ellora Road, Streatham, SW16

**GUIDE PRICE £300,000 Leasehold**



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# Property Description


Samuel Estates is delighted to present this generously proportioned one-bedroom flat on the first floor, designed with a split level layout. The residence offers an expansive reception area, a comfortable bedroom, a fully equipped kitchen, and a bathroom featuring a bathtub.

Positioned on a serene residential street, the property enjoys a tranquil atmosphere and is conveniently situated just a stone's throw away from Streatham and Streatham Common train stations. Streatham itself offers a wide range of local amenities, including a diverse selection of independent and well-known retail stores such as London Smoke & Cure and M&S. Fitness enthusiasts can take advantage of nearby facilities such as Element Fitness, Yoga Edge, and Virgin Active. Additionally, the area boasts an abundance of charming cafés, restaurants, bars, and pubs.

Transportation options are excellent, with Streatham Common Station providing convenient access to Victoria and London Bridge, while Streatham Station offers connections to Blackfriars and Farringdon via the Thames Link Service, as well as trains to London Bridge.



## 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>		77
55-68 <b>D</b>		
39-54 <b>E</b>	53	
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Disclaimer

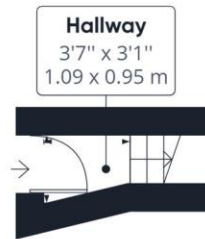
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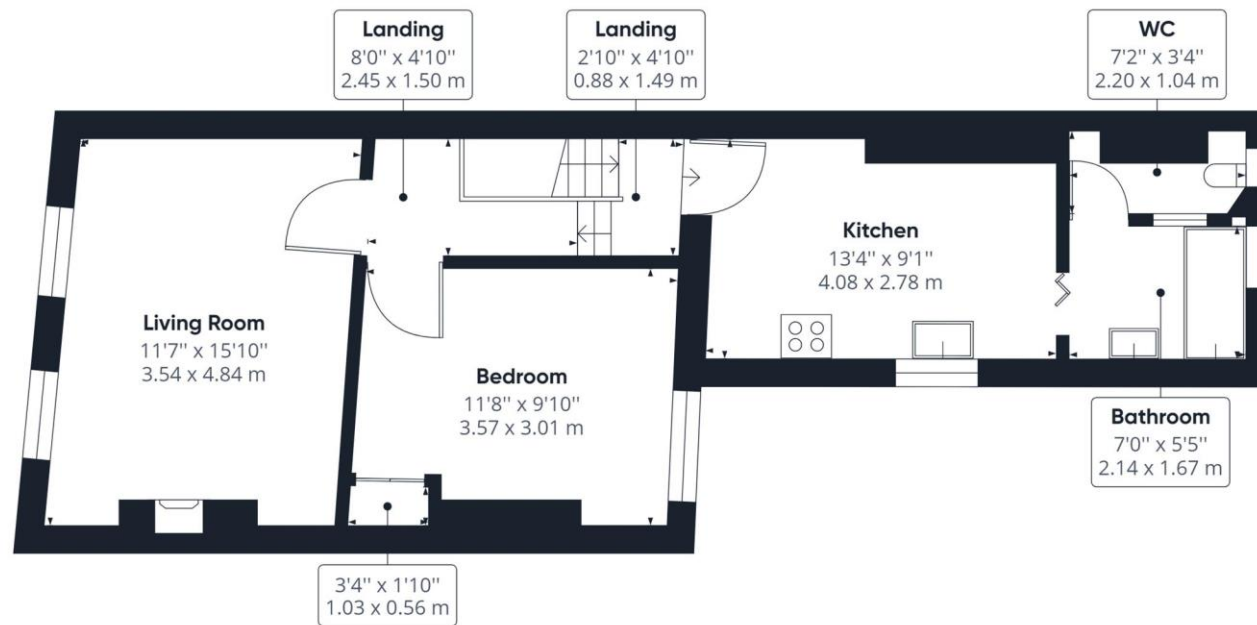
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Ellora Road,  
Streatham SW16



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

546.25 ft<sup>2</sup>  
50.75 m<sup>2</sup>

(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.

## Material Information

**Tenure** – Leasehold with a Share of Freehold

**Length Of Lease** – 998 years remaining

**Council Tax Band** – C

**Local Authority** – Lambeth Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



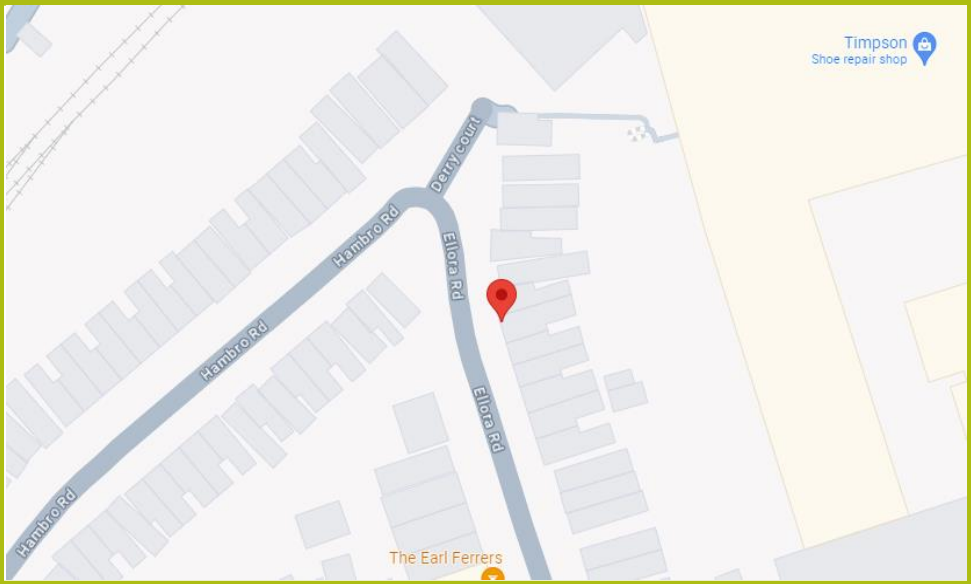
**Mobile Signal**  
Good Coverage



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



**Proposed Development  
in Immediate Locality?**  
None



### 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  
☎ 0208 679 9889

