

FOR SALE



Runnymede Crescent, Streatham, SW16

GUIDE £625,000 Freehold

 **4**

 **2**


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Property Description

Samuel Estates is delighted to offer this charming four-bedroom end of terraced house in a sought-after location. This property boasts a delightful blend of comfort and convenience.

Upon stepping into the spacious entrance hall, you'll immediately appreciate the sense of openness and warmth. To the right, the large reception room beckons, flooded with natural light. Double doors seamlessly connect this inviting space to the private garden, offering a seamless transition between indoor and outdoor living.

The well-appointed kitchen awaits, boasting ample storage and functionality. Ascending the first floor, you'll discover three bedrooms and a family bathroom, ensuring convenience for busy households. Ascending further, the loft has been converted into a fourth bedroom with an en-suite.

Strategically positioned near Streatham Common and Norbury stations, commuting becomes a breeze with swift access to Clapham Junction and London Victoria. Convenient bus routes to Brixton Underground further enhance connectivity, making city exploration effortless.

Families will appreciate the proximity to esteemed educational institutions such as Granton and Woodmansterne, alongside access to reputable nurseries.

With its blend of practicality and comfort, coupled with its enviable location, this property presents an enticing opportunity to embrace a lifestyle of ease and sophistication. Don't miss your chance to make this house your home.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		84
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1119.58 ft²
 104.01 m²

Reduced headroom

21.79 ft²
 2.02 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE 360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

House (End of Terraced)



Construction Type

Brick



Parking

Driveway



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

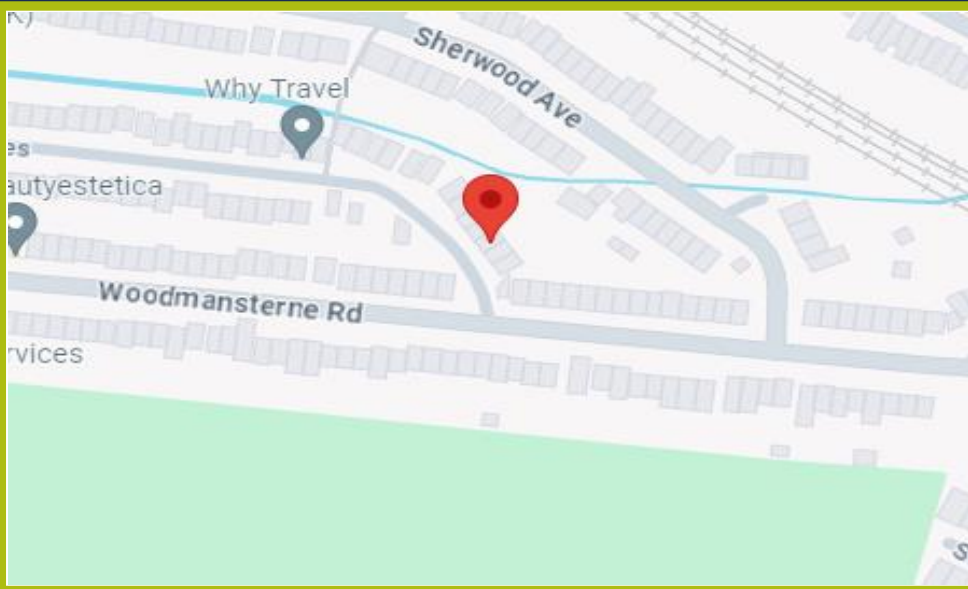
Has the property been flooded in the past five years: NO

Risk Level: Medium



**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



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