

FOR SALE



Windermere Road, Streatham Vale, SW16

GUIDE PRICE £550,000 Freehold

 **3**

 **2**


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Property Description

Samuel Estates proudly presents this charming three-bedroom terraced house, nestled on a tranquil residential street.


The ground floor boasts a spacious reception room, complemented by a dining room and a separate kitchen with convenient access to the garden, perfect for outdoor entertaining and relaxation. Additionally, the property features a well-appointed bathroom for added convenience.

Upstairs, you'll find two generously sized double bedrooms, along with an additional room ideal for use as a nursery or study, providing versatility to suit your lifestyle needs. A family bathroom completes the accommodation on this level.

Conveniently situated on Windermere Road, the property enjoys easy access to local amenities and is within comfortable walking distance to Streatham Common station, offering direct links to Victoria and London Bridge, making commuting a breeze.

Don't miss out on the opportunity to make this delightful, terraced house your new home, combining comfort, convenience, and tranquillity in an idyllic setting.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		87
69-80 C	70	
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 	

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.







Ground Floor

Approximate total area⁽¹⁾
885.04 ft²
82.22 m²



Floor 1

(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.

GIRAFFE 360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Drive



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

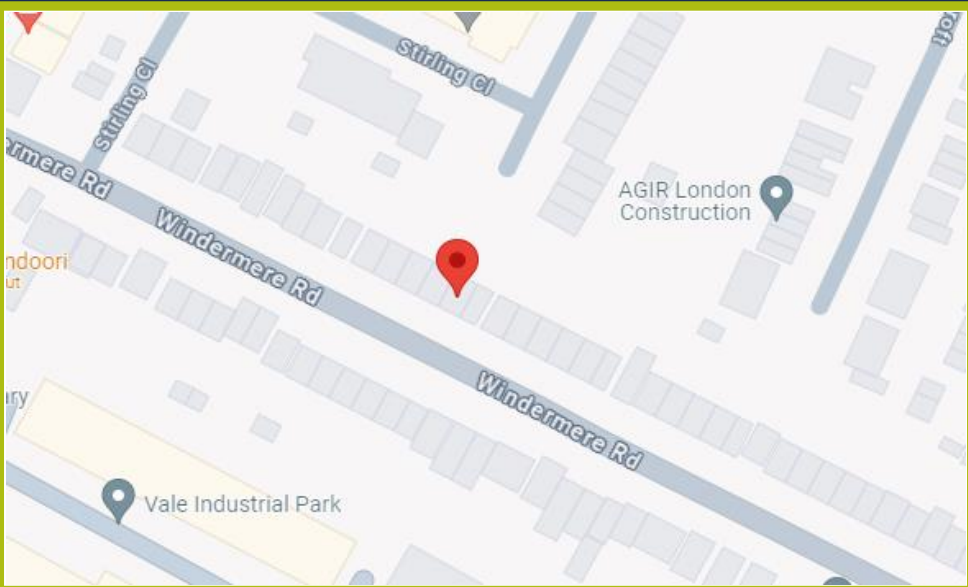


Flood Risk

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

