

FOR SALE



Woodmansterne Road, Streatham Vale, SW16

GUIDE PRICE £550,000 Freehold

 **3**

 **1**


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Property Description

Samuel Estates proudly presents this three-bedroom home, nestled in the heart of Streatham Vale, offering a perfect blend of comfort and convenience.

Upon entering, you'll be greeted by the charm of this enchanting family abode, featuring two spacious double bedrooms, an additional single room, a well-appointed bathroom, and a kitchen complemented by a generous living/dining room.

The heart of the home unfolds in the inviting living/dining room, where double doors open to reveal a serene garden oasis, perfect for relaxation and outdoor enjoyment. The garden is also complemented by a shed, providing ample storage space for your convenience.

Situated on a family-oriented residential street, this residence enjoys proximity to the esteemed Woodmansterne Primary and Secondary School in Streatham Vale, catering to the educational needs of growing families. Conveniently located just moments away from Streatham Common and Norbury stations, residents benefit from direct access to central London via Clapham Junction, London Bridge, and London Victoria, making commuting a breeze.

While the property presents an opportunity for cosmetic upgrading, and it boasts excellent potential with the potential to extend (STPP)


Don't miss out on the chance to call this charming residence yours, where comfort, convenience, and potential converge to offer the ideal family living experience.

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
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



Floor 1

Approximate total area⁽¹⁾
844.98 ft²
78.5 m²

(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 – Lambeth Council



Property Type
House (Terraced)



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

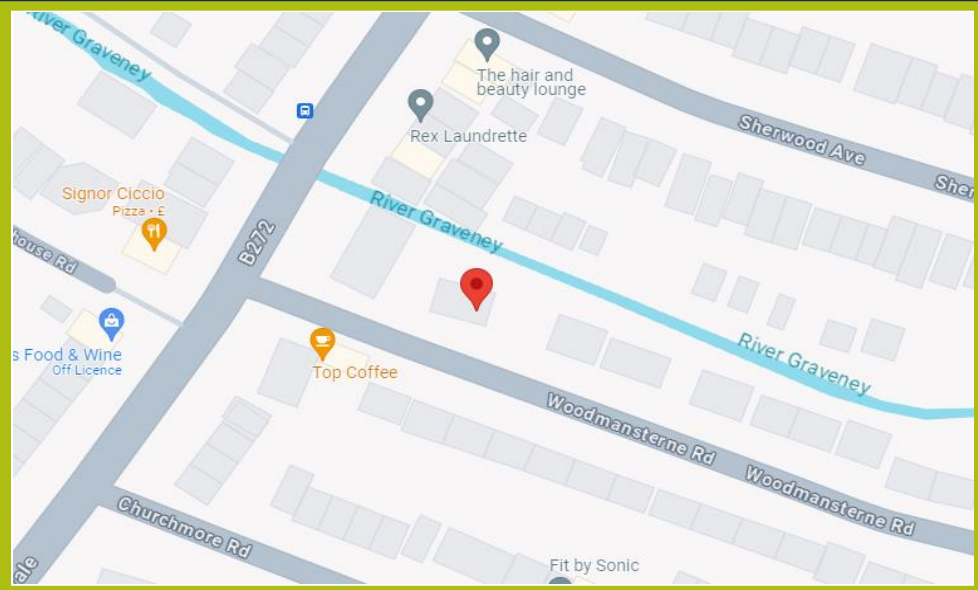


Flood Risk

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

