

FOR SALE



Barrow Road, Streatham, SW16

GUIDE PRICE £400,000 Share of Freehold

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samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Samuel Estates is pleased to offer to the market this charming one bedroom, ground floor flat in immaculate condition.

The property boasts a spacious bedroom, a modern bathroom with shower in bath, a fully fitted kitchen and double doors leading to a large reception room. This property also benefits from a large rear garden, perfect for outdoor relaxation and entertaining.

The property is located in a quiet residential road just a moments walk from both Streatham and Streatham Common train stations. Local amenities in Streatham are in abundance and include both independent and high street retailers such as London Smoke & Cure and M&S, fitness and leisure facilities such as Element Fitness, Yoga Edge and Virgin Active. There are also numerous cafés, restaurants, bars and pubs.

Streatham Common Station offers transport into both Victoria and London Bridge whilst Streatham Station provides links into Blackfriars and Farringdon with a Thames Link Service as well as trains into London Bridge.

Offered Chain Free.

Disclaimer

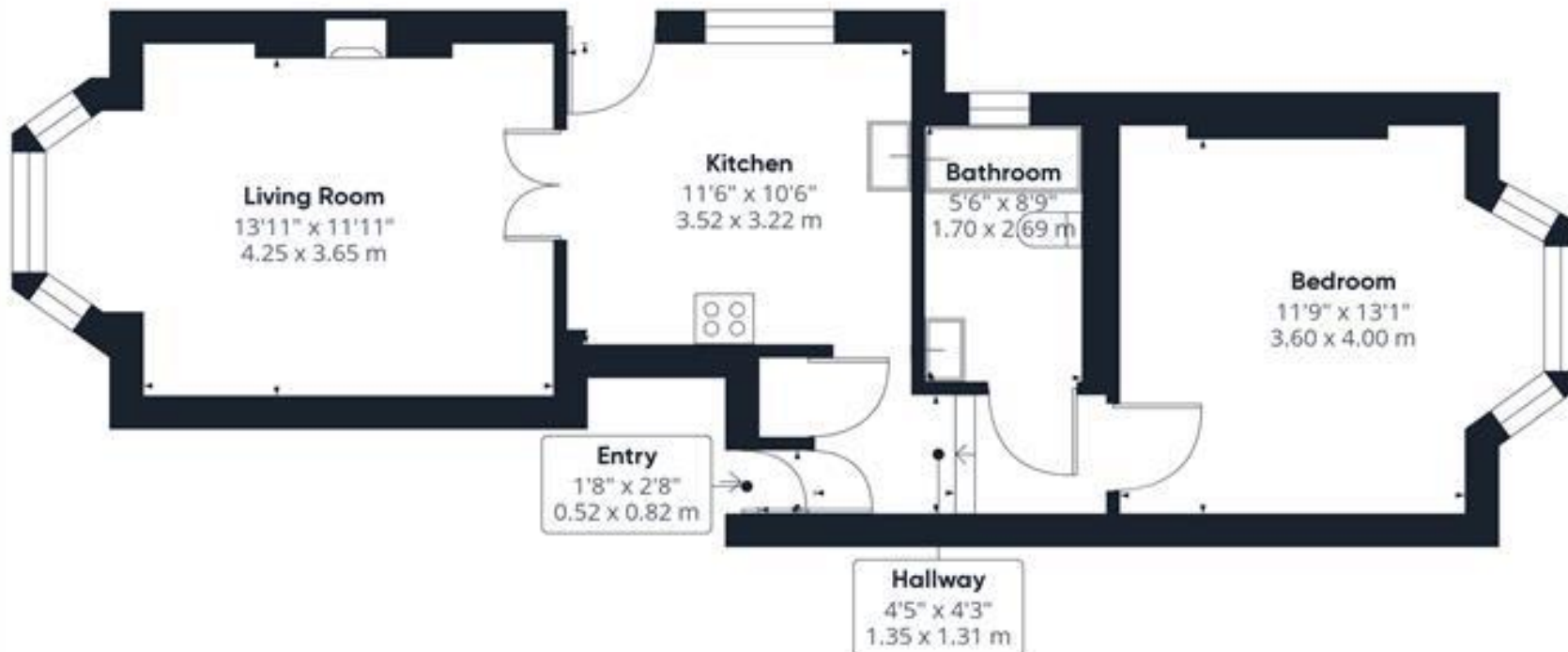
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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		
69-80	C	72	78
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	







Approximate total area⁽¹⁾
608.14 ft²
56.5 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 – Share of Freehold

Length Of Lease – 959 years remaining

Service Charge – £1767

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Ground 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

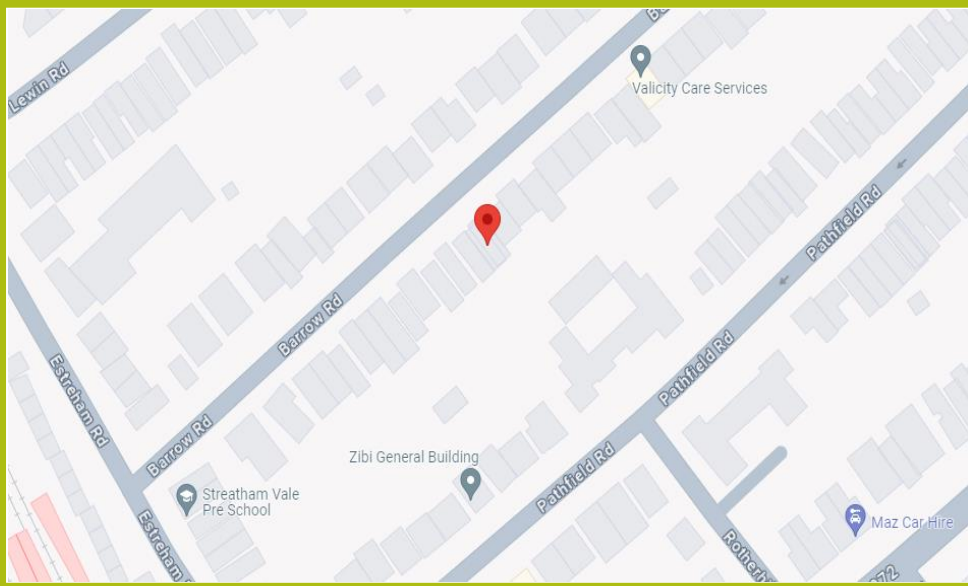


Flood Risk

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

