

FOR SALE



Gleneagle Road, Streatham, SW16

GUIDE PRICE £260,000 Leasehold

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Property Description

Introducing this charming one-bedroom flat, nestled in the heart of a popular urban area, just waiting for a new owner to bring it back to life. Whether you're an investor looking for a buy-to-let opportunity or a first-time buyer eager to put your own stamp on a property, this flat offer incredible potential. Requiring some modernisation and redecoration, it's the perfect canvas to create a home tailored to your style. Offered chain free and with a Share of the Freehold.

The property features a spacious living room, a well-appointed kitchen, and a bright bathroom. Large windows throughout the flat flood the space with natural light, creating a warm and inviting atmosphere. Located on a tranquil residential street, you'll enjoy peace and quiet while still being just a short stroll away from both Streatham and Streatham Common train stations.

Streatham boasts a wealth of amenities, from charming independent shops like London Smoke & Cure to well-known retailers such as M&S. Stay active with local fitness and leisure facilities like Element Fitness, Yoga Edge, and Virgin Active. For socializing and dining, there's a great selection of cafés, restaurants, bars, and pubs nearby.

Commuters will appreciate the excellent transport links: Streatham Common Station offers routes to Victoria and London Bridge, while Streatham Station provides connections to Blackfriars and Farringdon via the Thameslink service, as well as trains to London Bridge.

Don't miss this fantastic opportunity to make this one-bedroom flat your own. Contact us today to arrange a viewing!



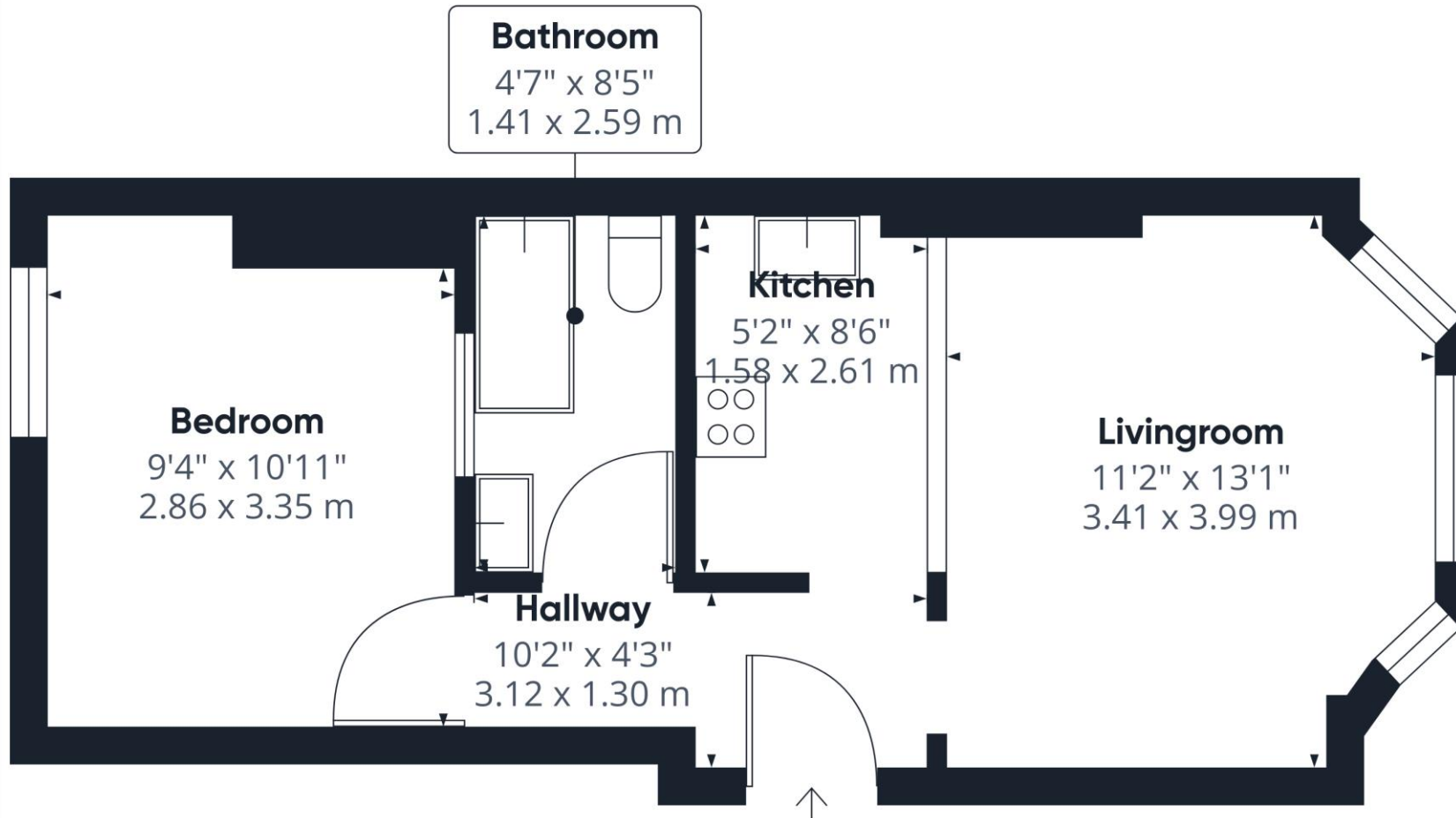
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		74
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.







Approximate total area⁽¹⁾

362.42 ft²

33.67 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold (with Share of Freehold)

Length Of Lease – 125 years remaining

Service Charge – £350 (plus shared cost)

Council Tax Band – B

Local Authority – Lambeth Council



Property Type
Flat (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

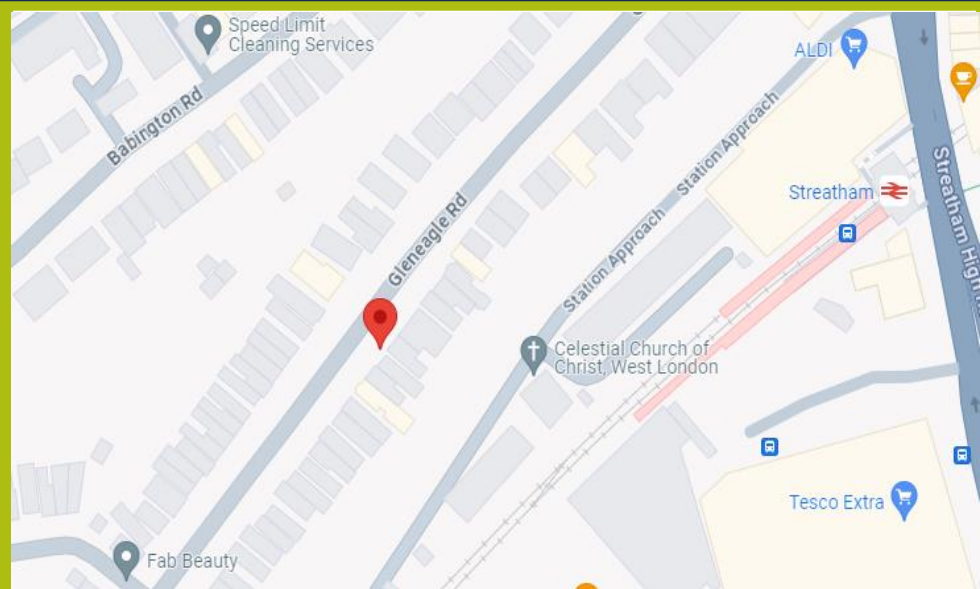


Flood Risk

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

