

FOR SALE



Ridley Court, Streatham, SW16

GUIDE PRICE £375,000 Leasehold

 **2**

 **1**


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Property Description

Excited to offer this charming 2-bedroom Flat, perfectly situated in the vibrant heart of Streatham.

This flat offer two spacious bedrooms, a contemporary bathroom, a beautiful kitchen, and a bright reception room perfect for entertainment.

Residents can enjoy the convenience of both Streatham and Streatham Common train stations just moments away. 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.

This flat is offered chain free.

Disclaimer

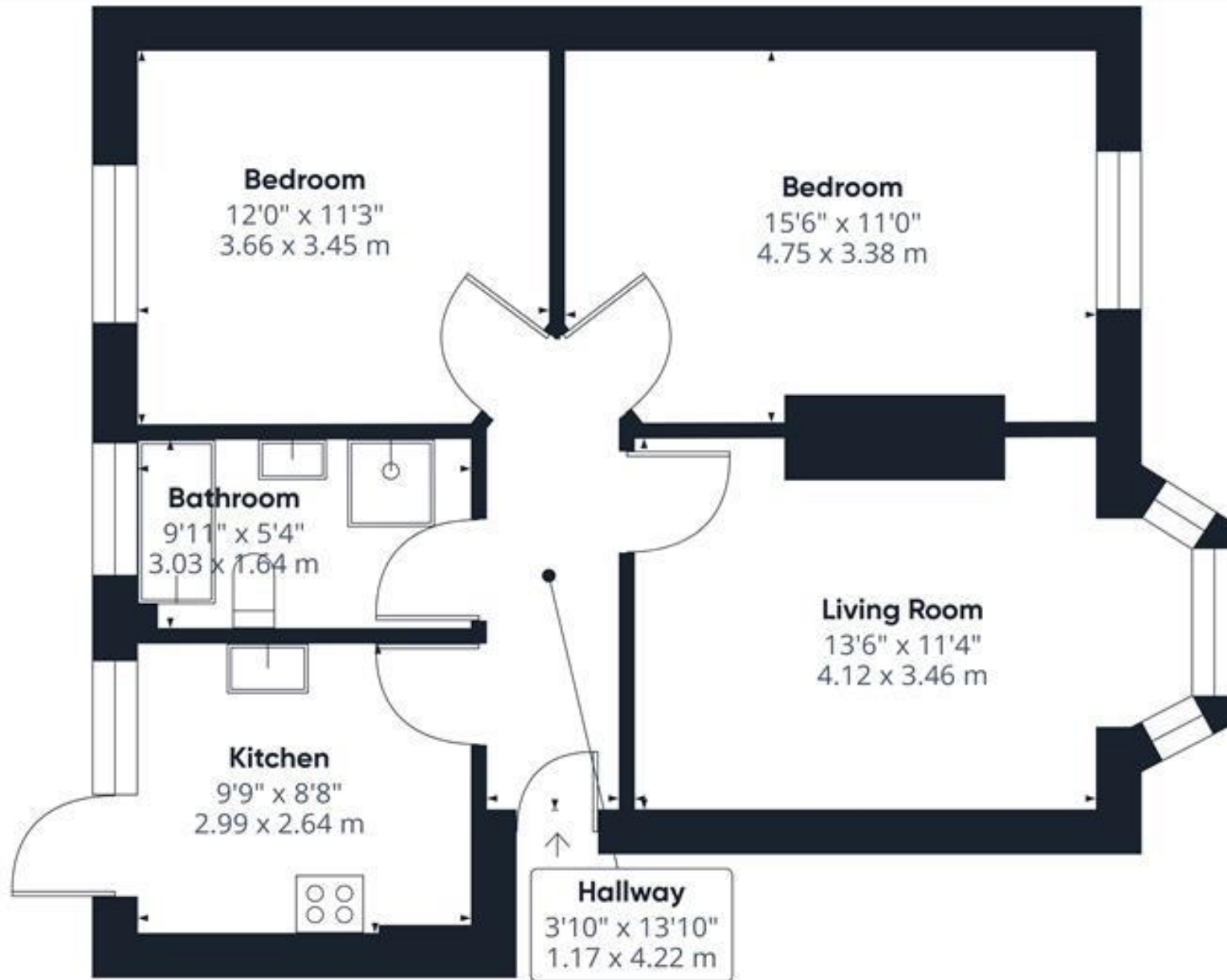
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| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | 79 | 82 |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |







Approximate total area¹⁾

649.39 ft²

60.33 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.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 144 years remaining

Service Charge – £1700

Ground Rent – £50

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Off-street parking



External Wall Survey
YES / NO / NA



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

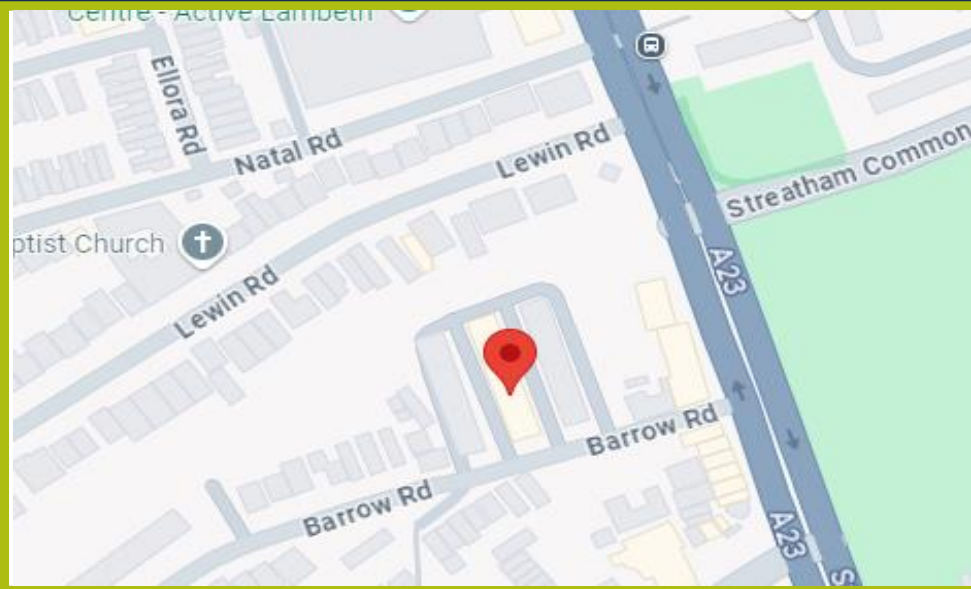


Flood Risk

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

