

**FOR SALE**



**Abercain Road, Streatham SW16**

**GUIDE PRICE £550,000 Freehold**

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**samuel estates**  
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# Property Description

We are delighted to present this stunning three-bedroom end of terrace house located on the tranquil and sought-after residential street of Abercairn Road. This property exudes charm and practicality, making it the ideal family home.

On the ground floor, you'll find two generous reception rooms, one of which features double doors that open directly onto the garden, creating a seamless indoor-outdoor living experience. Whether it's a space to relax with the family or to entertain guests, these rooms provide versatility and comfort. The property also includes three bedrooms and a modern family bathroom, ensuring ample space and convenience for all.

The property boasts a private west-facing garden that is perfect for outdoor activities and relaxation. Additionally, the house comes complete with a garage which provides secure storage space for your vehicles and other belongings.

Ideally located just minutes away from Streatham Common Station, the property benefits from excellent transport links, with direct routes to London Bridge and Victoria, making it an excellent choice for commuters. The surrounding area is known for its family-friendly environment, with highly rated schools, parks, and a variety of local amenities all within easy reach, making daily errands and school runs a breeze.

This property is offered chain-free, ensuring a hassle-free process for potential buyers.

## Disclaimer

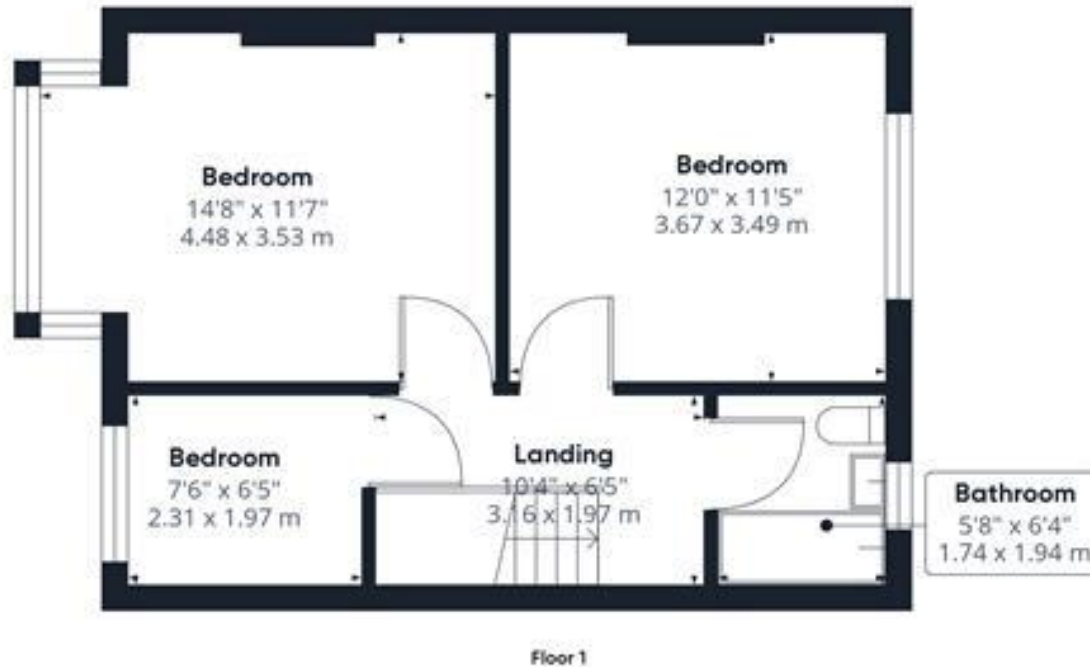
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		86
69-80 <b>C</b>		
55-68 <b>D</b>	64	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area<sup>†</sup>  
892.22 ft<sup>2</sup>  
82.89 m<sup>2</sup>

(†) 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 – Freehold

Council Tax Band – D

Local Authority – Lambeth Council



**Property Type**  
House (End of Terrace)



**Construction Type**  
Brick



**Parking**  
Garage



**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

