

FOR SALE



Lewin Road, Streatham, SW16

GUIDE PRICE £350,000 Leasehold

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Samuel Estates is excited to offer this charming 1-bedroom Ground Floor Flat, perfectly situated on a quiet Residential Road.

This property boasts a spacious double bedroom and contemporary bathroom. The open-plan kitchen and living area features doors that lead out to the large garden, perfect for outdoor relaxation and entertaining.

Streatham itself offers a wide range of local amenities, including a diverse selection of independent and well-known retail stores such as Tesco Extra, London Smoke & Cure and Aldi. Fitness enthusiasts can take advantage of nearby facilities such as Element Fitness, Yoga Edge, and Virgin Active. Also, the area boasts an abundance of charming cafés, restaurants, bars, and pubs.

Additionally, the property is conveniently located within walking distance to excellent public transportation, making it easy to explore the surrounding area. Transportation options are excellent, with Streatham Common Station providing convenient access to Victoria and London Bridge, while Streatham Station offers connections to Blackfriars and Farringdon via the Thames Link Service, as well as trains to London Bridge.

Nature enthusiasts will appreciate the close proximity to green spaces such as Streatham Common, The Rookery, and Norwood Grove, offering tranquillity.

This flat offered chain free!

Disclaimer

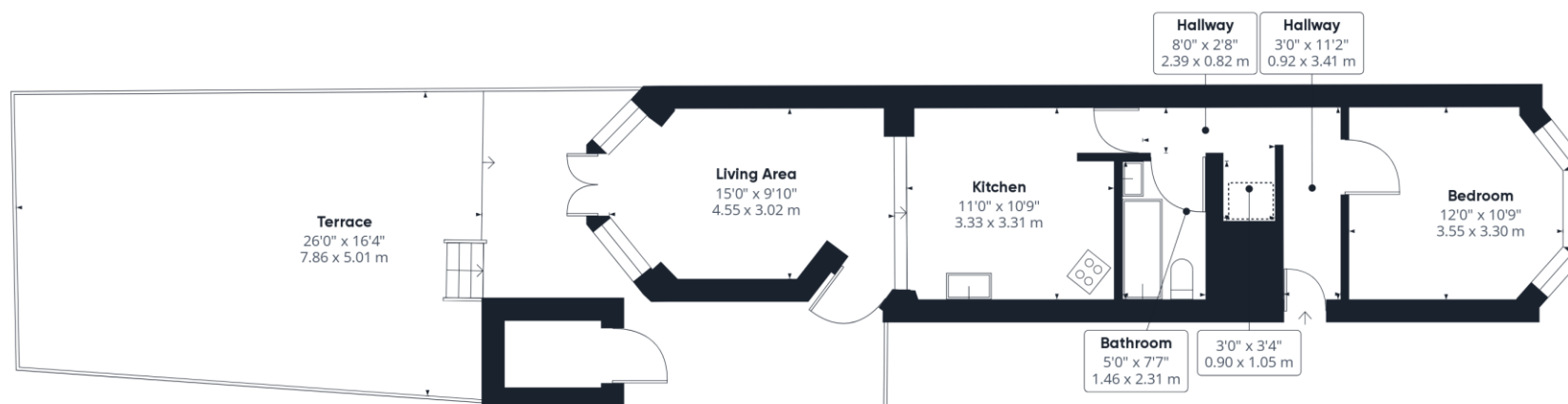
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	61	72
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾

515.48 ft²

47.89 m²

Reduced headroom

5.92 ft²

0.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 151 years remaining

Service Charge – £1894

Council Tax Band – B

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

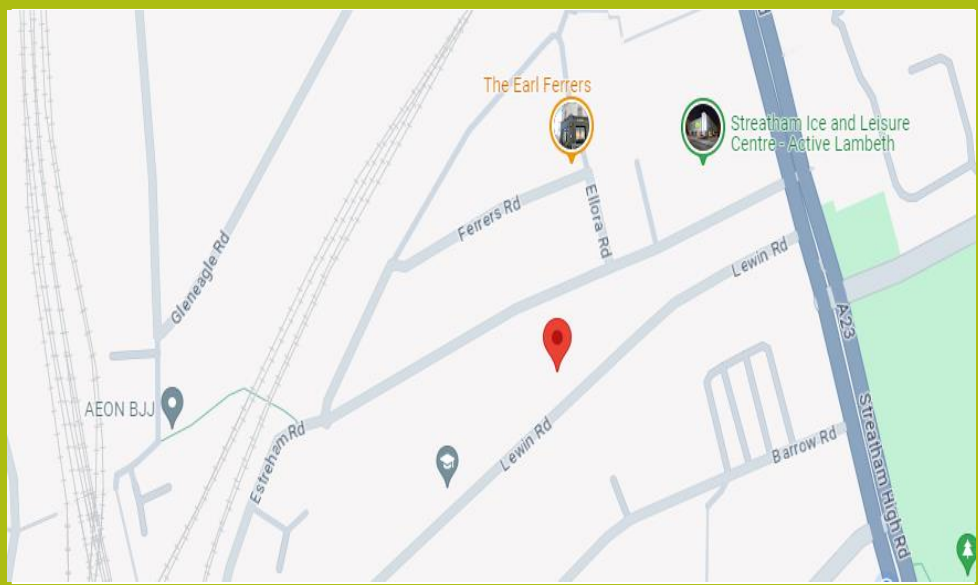


Flood Risk

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



samuelestates.com