

FOR SALE



Pinfold Road, Streatham, SW16

GUIDE PRICE £550,000 Leasehold

 **3**

 **1**


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Property Description

A beautiful three-bedroom split-level flat located on Pinfold Road with a large garden, perfect for outdoor relaxation and entertaining.

This property includes a generously sized living room with direct access to the garden, a kitchen offering ample cupboard space, three sizable double bedrooms, and a contemporary three-piece family bathroom equipped with a shower over the bath.

Positioned just off Streatham High Road, this location provides easy access to a wide range of amenities right at your doorstep. These include the Odeon Cinema, a plethora of popular bars, restaurants, and pubs, as well as numerous local shops. Additionally, both Streatham Hill Station (Southern) and Streatham Station (Thameslink) are conveniently located within a short walking distance or a quick bus ride away, offering excellent transportation connections throughout London and to the City.

This property is offered Chain Free, an ideal choice for a growing family seeking additional living space.



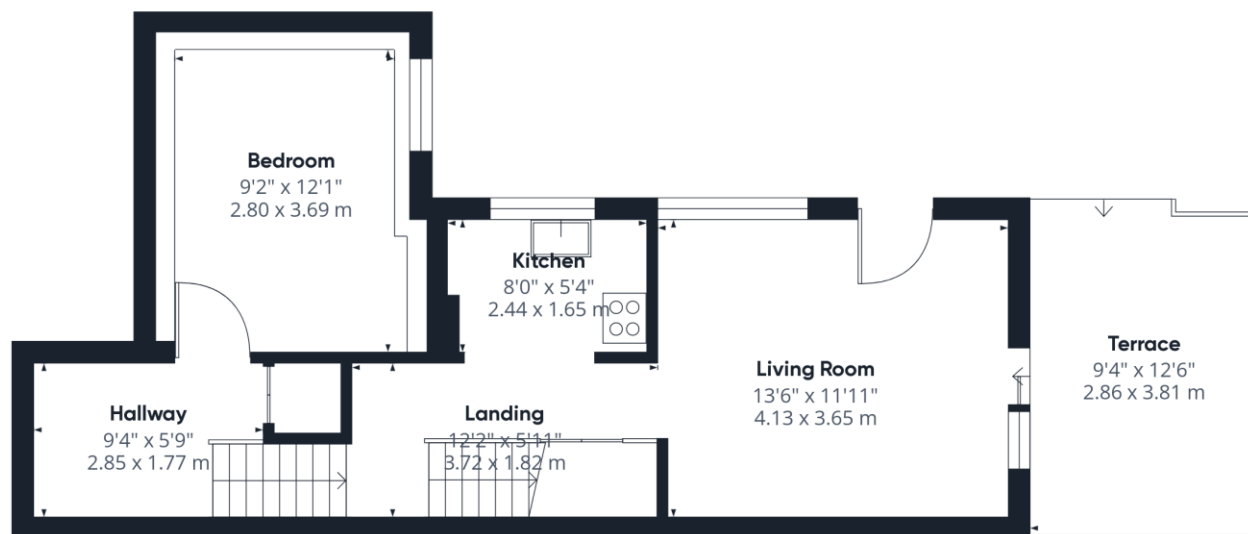
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	78
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





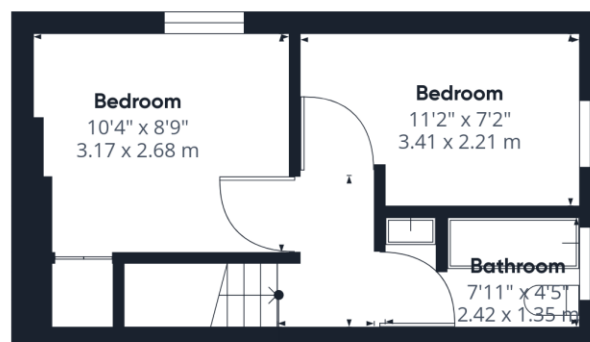


Ground Floor

Approximate total area⁽¹⁾

712.52 ft²

66.2 m²



Landing
3'10" x 6'1"
1.17 x 1.88 m

Floor 1

(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.

GIRAFFE360

Material Information

Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – 992 years remaining

Building Insurance– £510.47

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

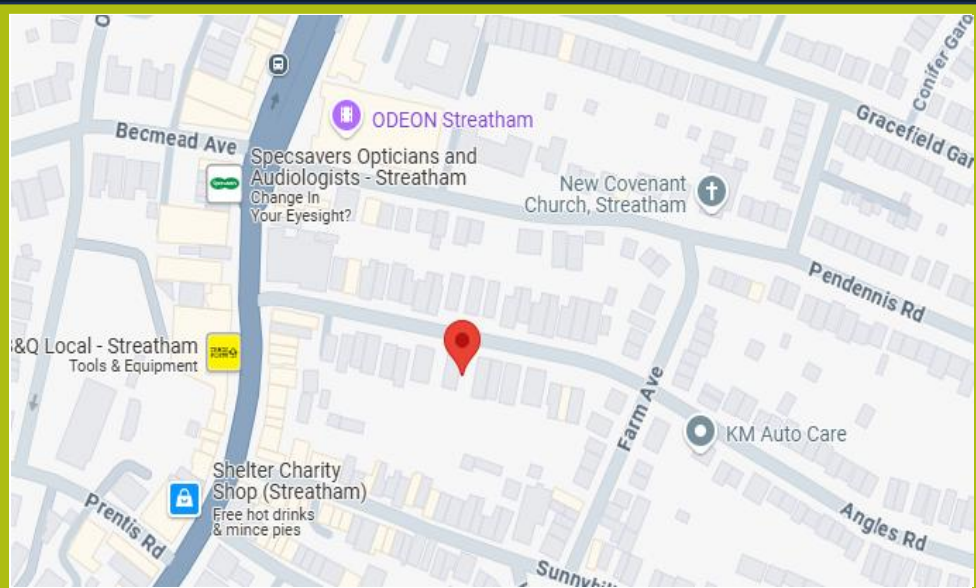


Flood Risk

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



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