

**FOR SALE**



**Churchill Lodge, Streatham High Road, SW16**

**Guide Price £350,000 Leasehold**

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# Property Description

This second-floor, two double-bedroom flat is perfectly situated on the highly sought-after Streatham High Road. Offering a fantastic combination of space, style, and convenience, this property is ideal for both homeowners and investors alike.

The flat features a double bedroom and a master bedroom with its own private ensuite, providing a perfect retreat for relaxation. The additional family bathroom is modern and fully equipped. The bright and airy living area is bathed in natural light, creating a welcoming space for entertaining or unwinding. The separate, fully fitted kitchen is designed for ease and efficiency, offering plenty of storage and worktop space for home cooking.

Additional perks of the property include allocated parking for added convenience, as well as exclusive access to the resident's gym, perfect for those who prioritize fitness and wellbeing.


Churchill Lodge's location is hard to beat, with Streatham Rail Station (Thameslink) and bus routes just minutes away and, making commuting to central London seamless. The vibrant local area offers a wealth of amenities within a short walking distance, including Streatham Common for outdoor recreation, a leisure centre for sports enthusiasts, and a diverse selection of restaurants, bars, and hypermarkets for all your shopping and dining needs.

With its prime location, spacious layout, and added conveniences, this flat on Streatham High Road offers a fantastic opportunity for modern living in one of South London's most desirable areas.

## Disclaimer

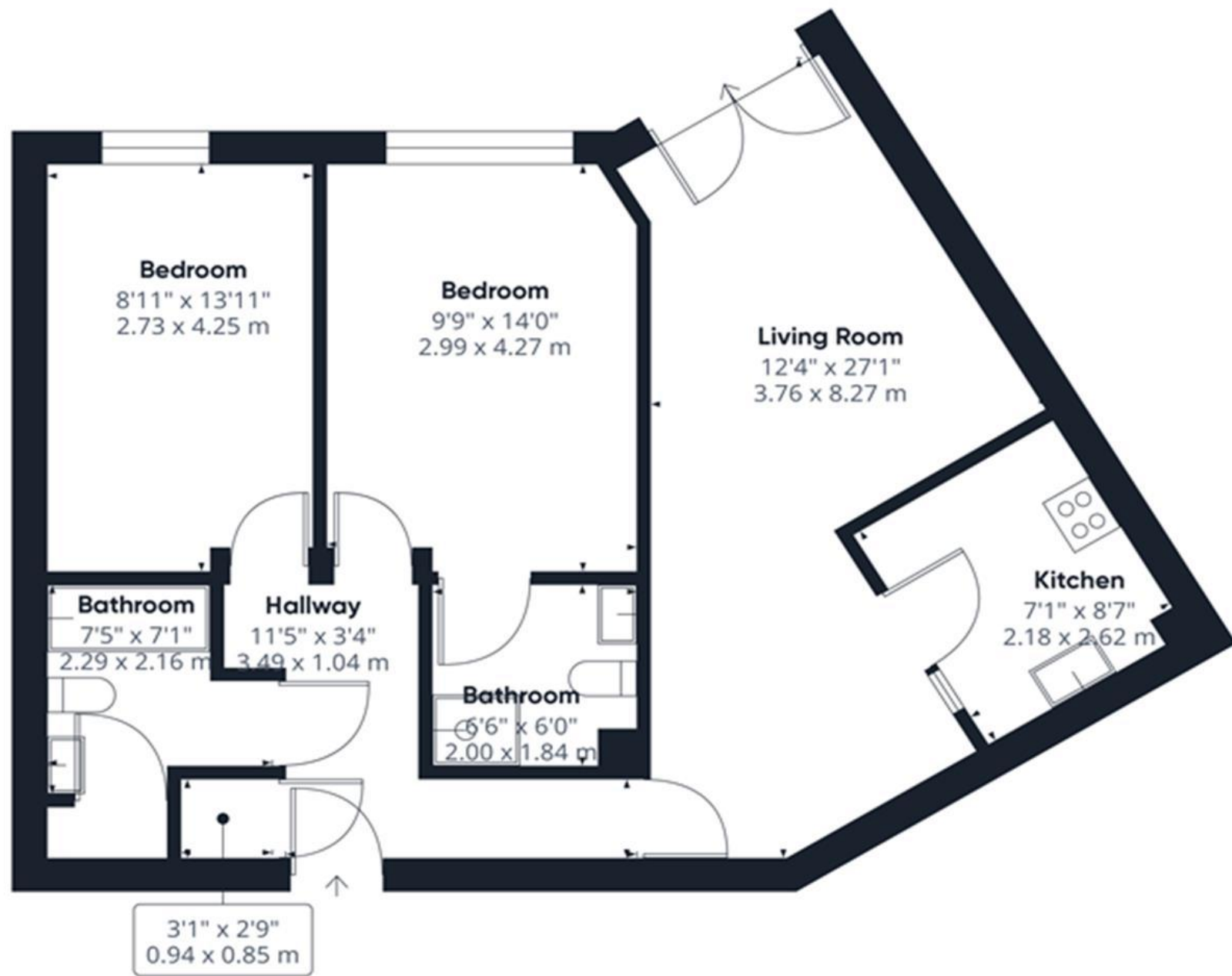
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>81</b>	<b>86</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy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







Approximate total area<sup>(1)</sup>  
745.63 ft<sup>2</sup>  
69.27 m<sup>2</sup>

(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.

GIRAFFE 360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 103 years remaining

**Service Charge** – £2953

**Ground Rent** – £200

**Council Tax Band** – D

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**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

