

**FOR SALE**



**Kempshott Road, Lambeth, SW16**

**GUIDE PRICE £475,000 Share of Freehold**

 **2**

 **1**

**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

An exquisite ground floor conversion flat of a beautiful period property on the sought-after Kempshott Road. This charming flat boasts a wealth of period features and has been meticulously maintained and modernised, and offers a perfect blend of classic elegance with a contemporary style.

This wonderful property comprises of two spacious bedrooms and a modern bathroom, separate study, a generous living area, a separate kitchen and direct access to a large shared south facing garden. The property is also offered to the market with **no onward chain**.

Located a short stroll from Streatham Common and The Rookery, you'll also enjoy the convenience of excellent transport links with Streatham, Streatham Common, and Norbury stations within walking distance, providing direct access to Central London. The vibrant shops, bars, and restaurants of Streatham High Road are just moments away, ensuring you have everything you need right at your doorstep.

This truly unique home offers warmth, character, and a wonderful lifestyle; come and see it for yourself!

## 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.



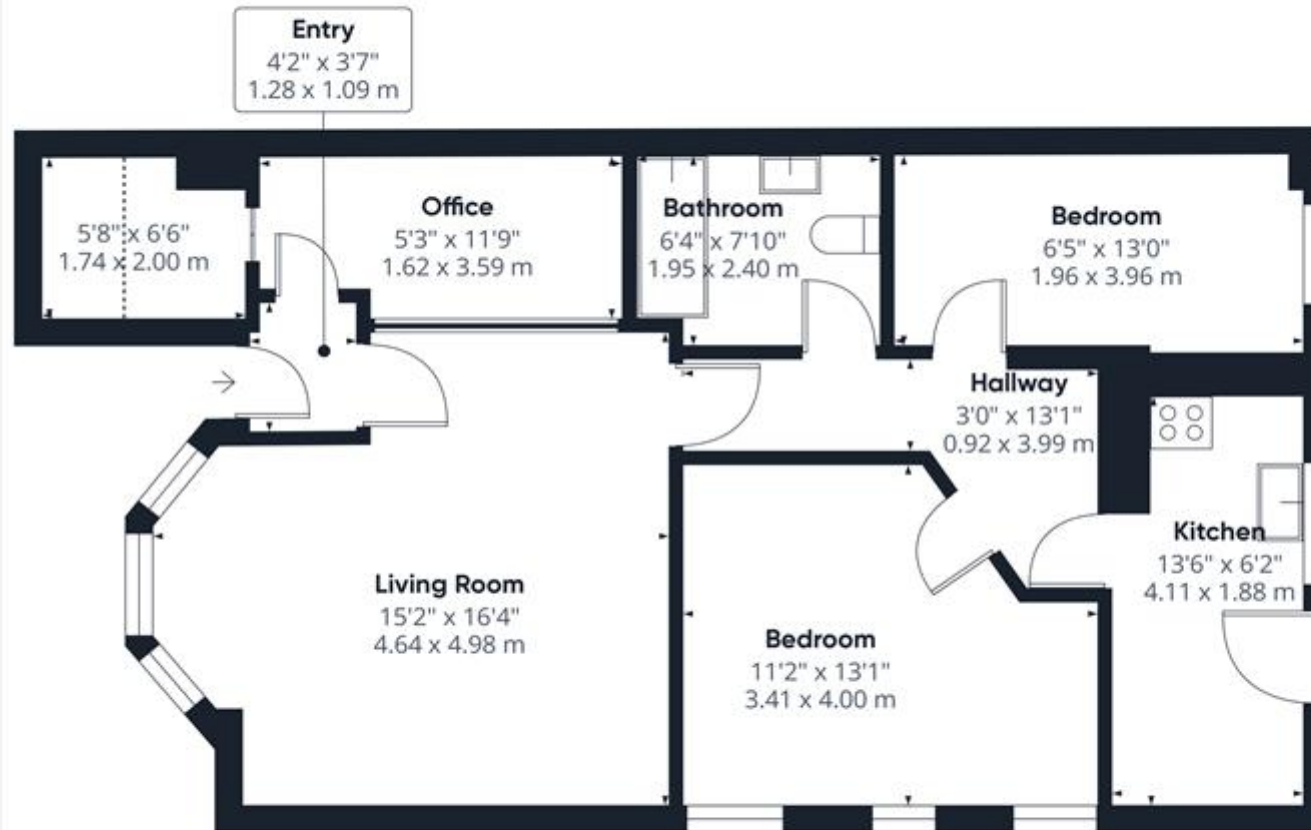
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	73
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











Approximate total area\*

723.02 ft<sup>2</sup>  
67.17 m<sup>2</sup>

Reduced headroom

14.32 ft<sup>2</sup>  
1.33 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE360



## Material Information

**Tenure** – Leasehold (with a share of Freehold)

**Length Of Lease** – 97 years remaining

**Service Charge** – £600

**Ground Rent** – £0

**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



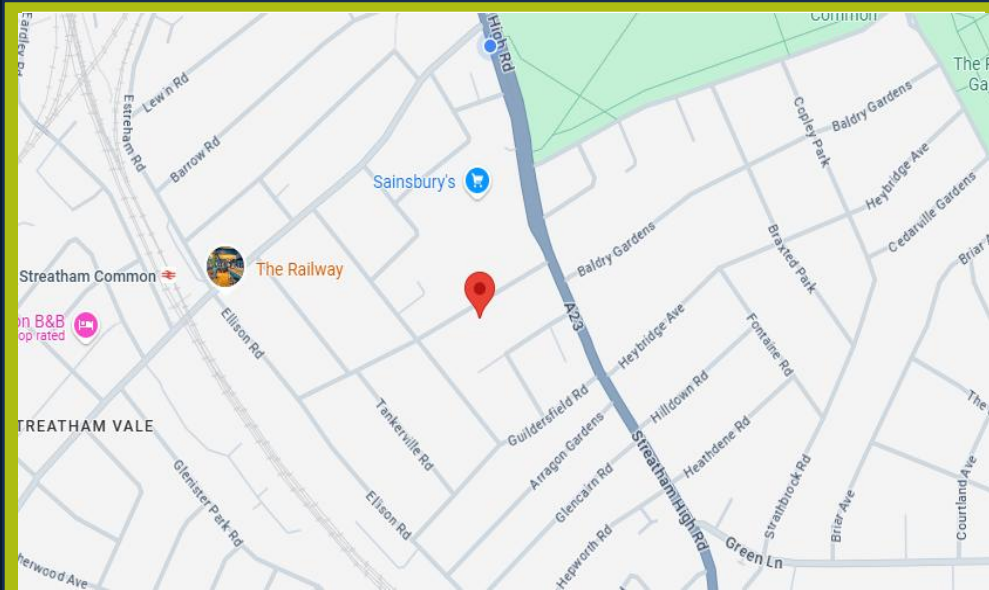
**Flood Risk**

*Has the property been flooded in the past five years: NO*

**Level of risk: Medium**



**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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