

**FOR SALE**



**Quince House, Hemlock Close, SW16**

**Guide Price £325,000 Leasehold**



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

We are delighted to present this beautifully maintained and generously proportioned first floor, two double bedroom apartment, set within a sought-after modern private development in Streatham.

The apartment offers a bright and spacious reception room, a fully fitted kitchen, a contemporary family bathroom, and a master bedroom with the added convenience of an en-suite shower room. Additional features include an allocated parking space and the advantage of being sold chain-free, ensuring a smooth and hassle-free purchase.

Ideally located on Hemlock Close, the property is within easy walking distance of Streatham Common, where you'll find a vibrant selection of restaurants, cafes, and shops. Excellent transport links are available with nearby Streatham Common Station, Mitcham Eastfields (offering fast services to Clapham Junction and London Victoria), and Norbury Station, as well as a variety of local bus routes, making this an ideal home for commuters and professionals alike.



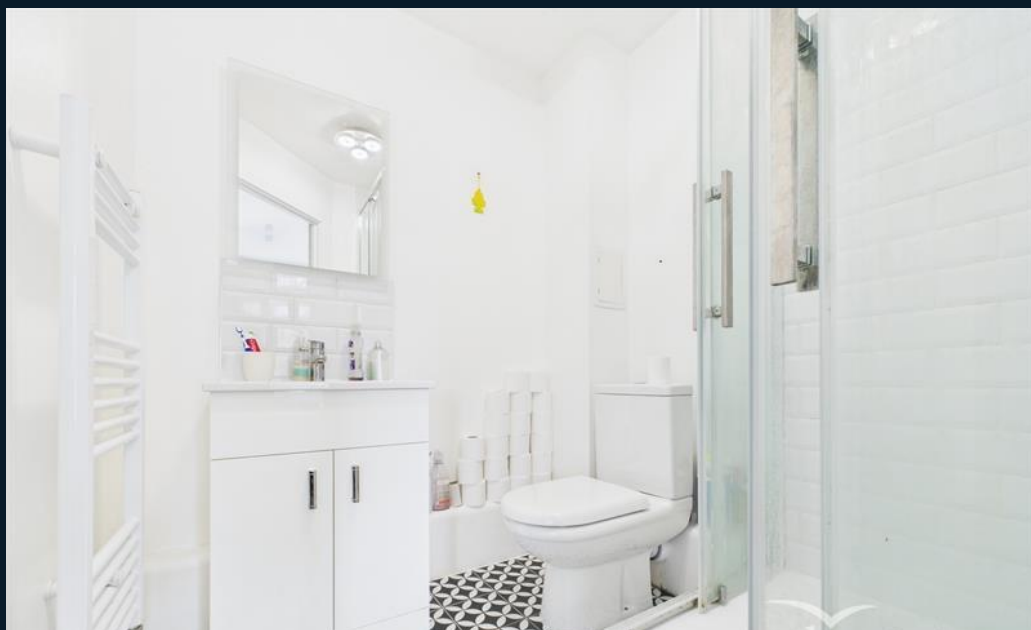
## Disclaimer

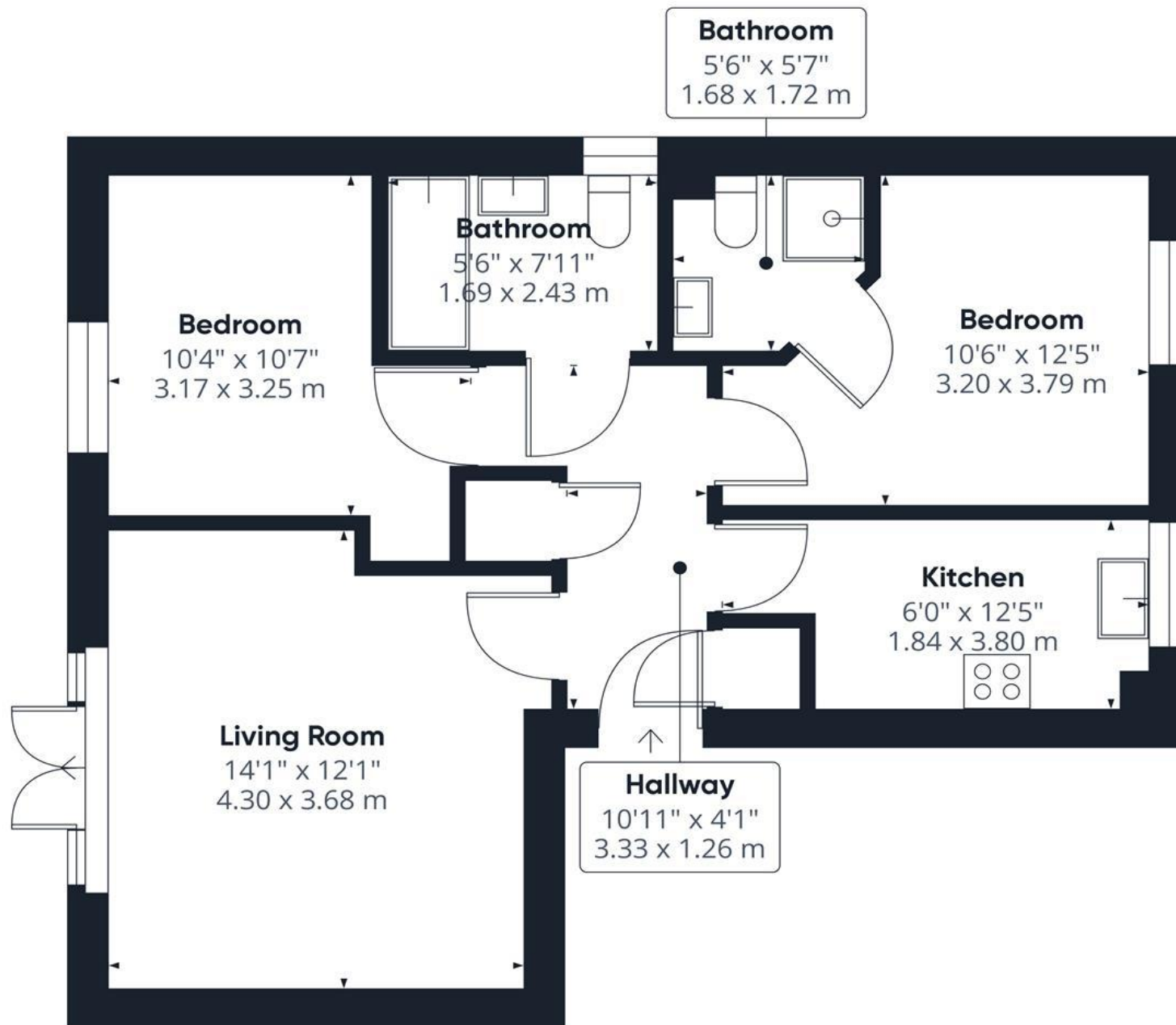
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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	81	81
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<sup>(1)</sup>**  
586.63 ft<sup>2</sup>  
54.5 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 136 years remaining

**Service Charge** – £1,618.25

**Ground Rent** – £200

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**  
Apartment (First Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Ultrafast



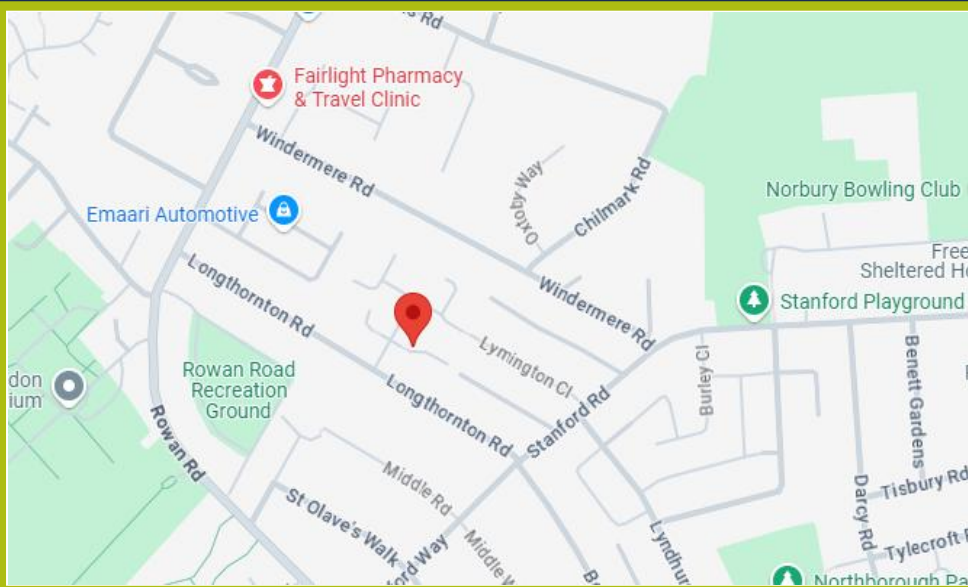
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: 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