

FOR SALE



Larbert Road, Streatham, SW16

GUIDE PRICE £550,000 Freehold

 **3**

 **1**

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Property Description

Excited to present this stunning three-bedroom end of terrace house located on the tranquil and sought-after residential street of Larbert Road. This property exudes charm and practicality, making it the ideal family home.

On the ground floor, you'll find two generous reception rooms and a kitchen with a single door that open directly onto the garden. Whether it's a space to relax with the family or to entertain guests, these rooms provide versatility and comfort. The property also includes two double bedrooms, a single bedroom, and a wet room, providing ample space and convenience for all. The property boasts a large west-facing garden that is perfect for outdoor activities and relaxation.

Ideally located just minutes away from Streatham Common Station, the property benefits from excellent transport links, with direct routes to London Bridge and Victoria, making it an excellent choice for commuters. The surrounding area is known for its family-friendly environment, with highly rated schools, parks, and a variety of local amenities all within easy reach, making daily errands and school runs a breeze.

Disclaimer

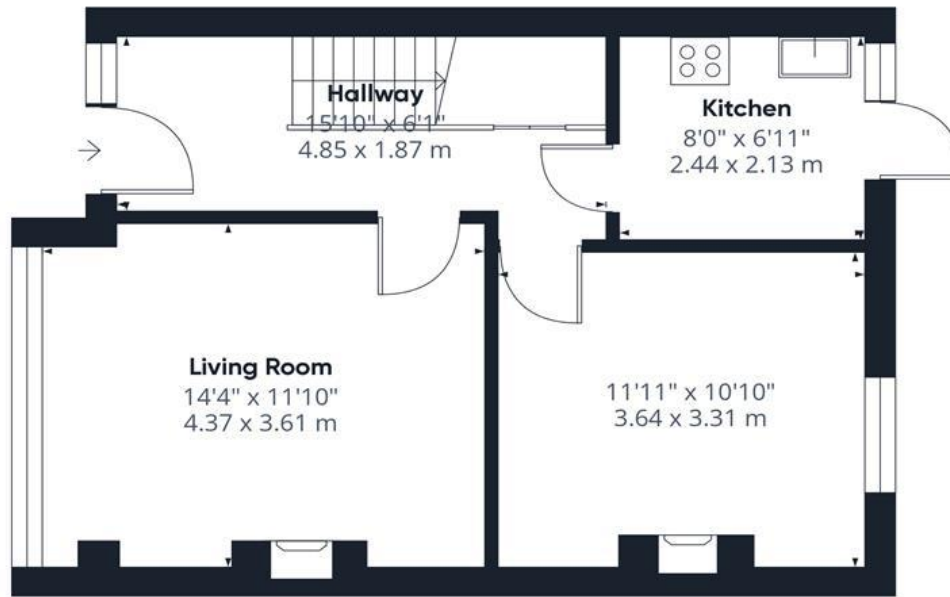
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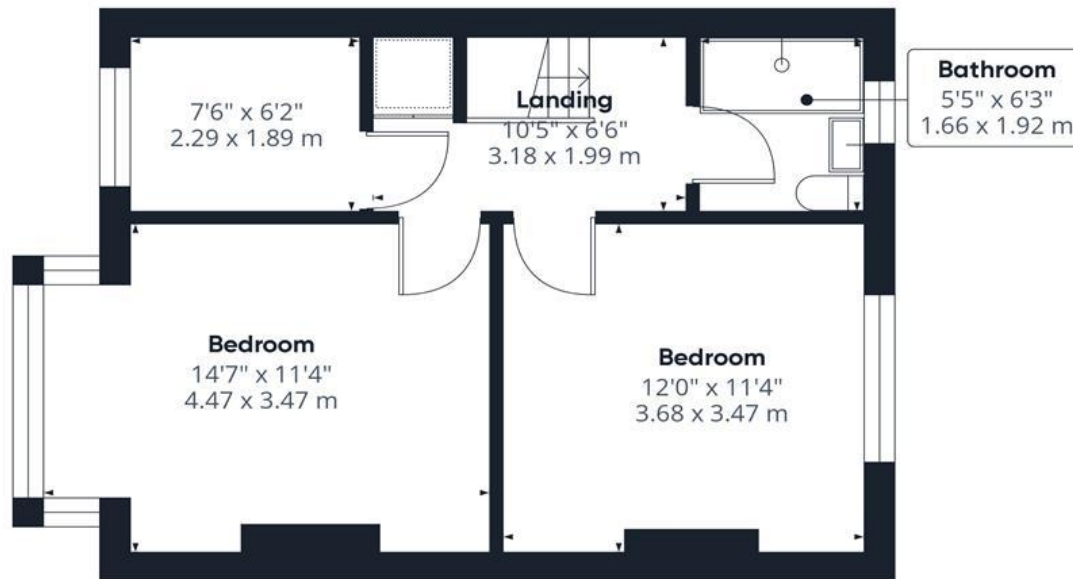
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		88
81-91 B		
69-80 C		66
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor



Floor 1

Approximate total area⁽¹⁾
873.82 ft²
81.18 m²

(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 – Freehold

Length Of Lease –

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
House (End of Terrace)



Construction Type
Brick



Parking
Off 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

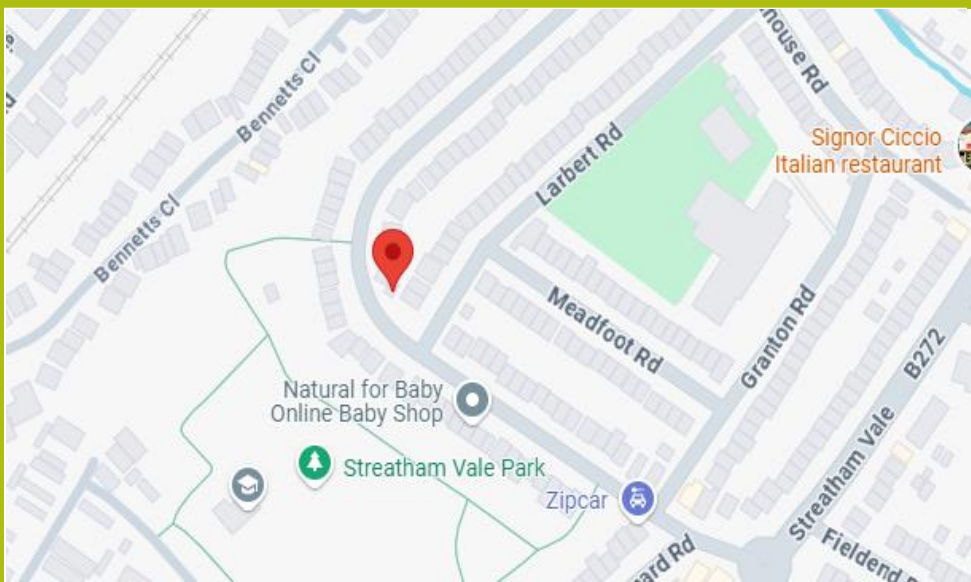


Flood Risk

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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