

**FOR SALE**



**Westwell Road, Streatham, SW16**

**GUIDE PRICE £400,000 Leasehold**

 **2**  
 **0**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Samuel Estates are delighted to present this stunning two double bedroom first-floor flat, set within an attractive Edwardian terraced property on the ever-popular Westwell Road, SW16.

This bright and spacious home boasts two generously sized double bedrooms, a large reception room ideal for entertaining or relaxing, a separate contemporary kitchen with sleek finishes, and a stylish three-piece bathroom complete with a shower over bath.

Thoughtfully laid out and tastefully decorated throughout, the property blends period charm with modern convenience, making it perfect for first-time buyers or professional sharers alike.

Further benefits include a long lease, a share of the freehold, and the advantage of being sold chain free- offering a smooth and straightforward buying process.

## 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.



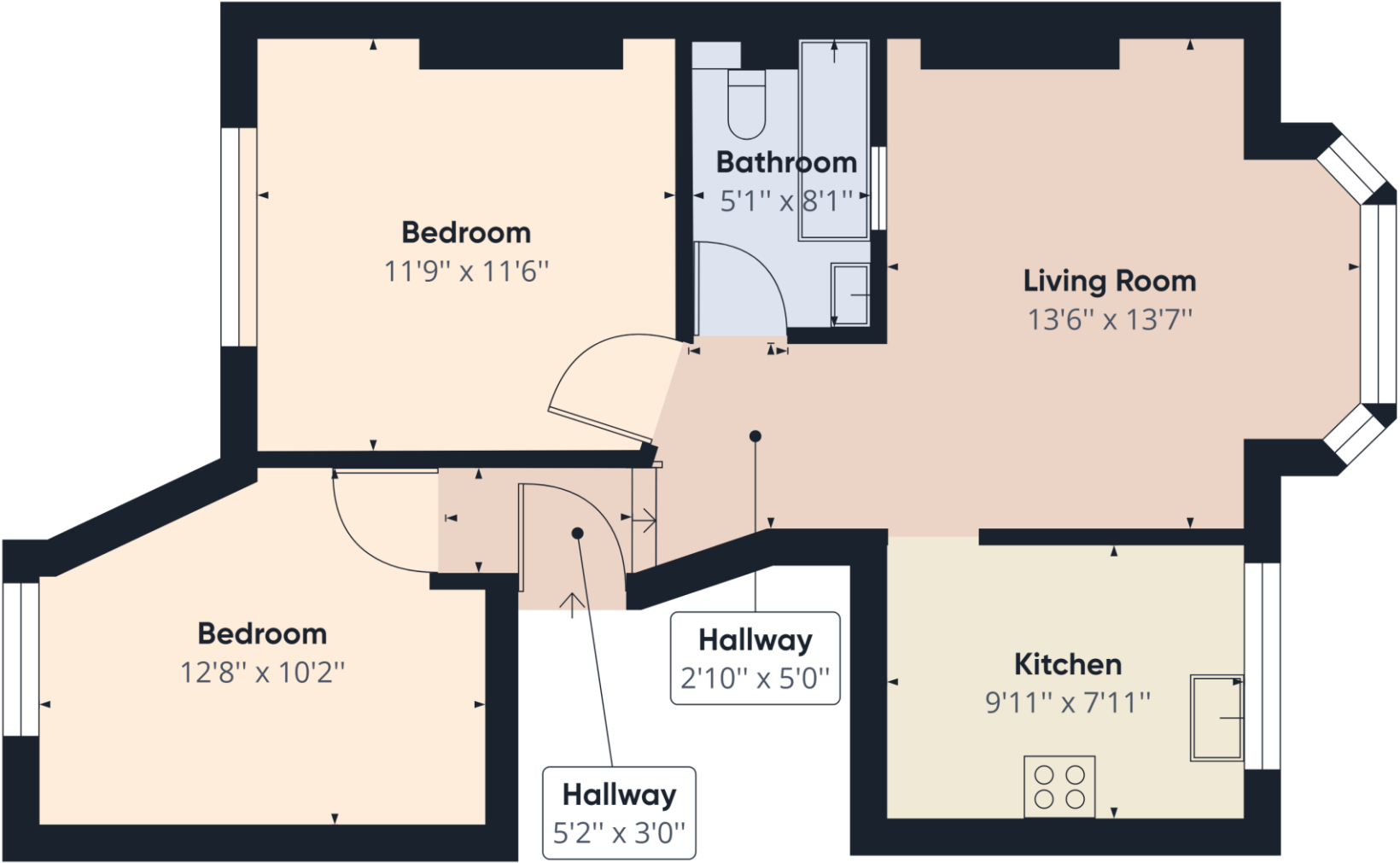
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











Approximate total area<sup>(1)</sup>  
579.91 ft<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.

## Material Information

**Tenure** – Leasehold (Share of Freehold)

**Length Of Lease** – 960 years remaining

**Building Insurance** – £318

**Council Tax Band** – C

**Local Authority** – Lambeth



**Property Type**  
Flat (First 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

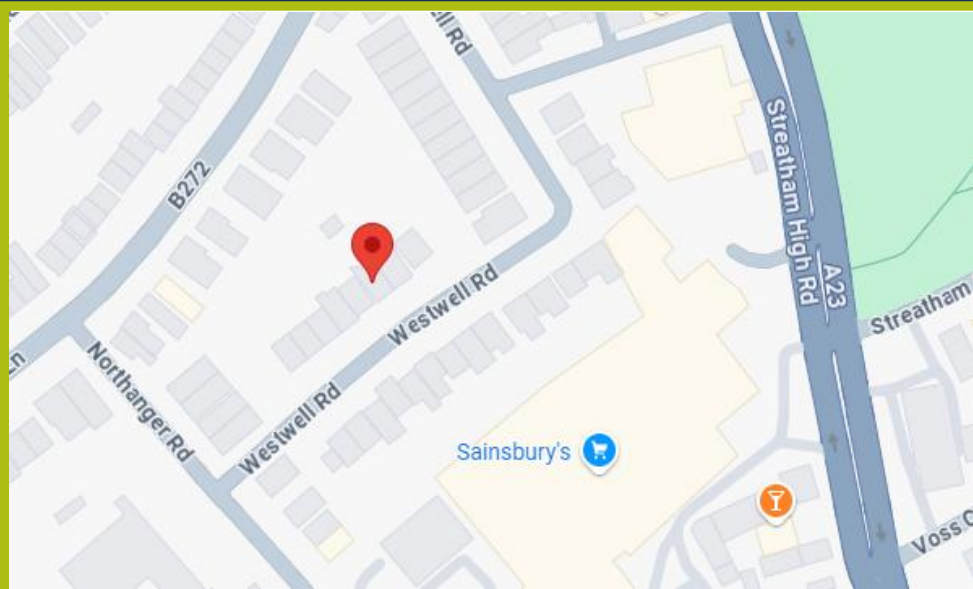


**Flood Risk**

*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



[samuelestates.com](http://samuelestates.com)