

FOR SALE



samuel estates
Lettings & Sales

Westwell Road, Streatham, SW16
GUIDE PRICE £375,000 Leasehold

 **2**
 **1**


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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

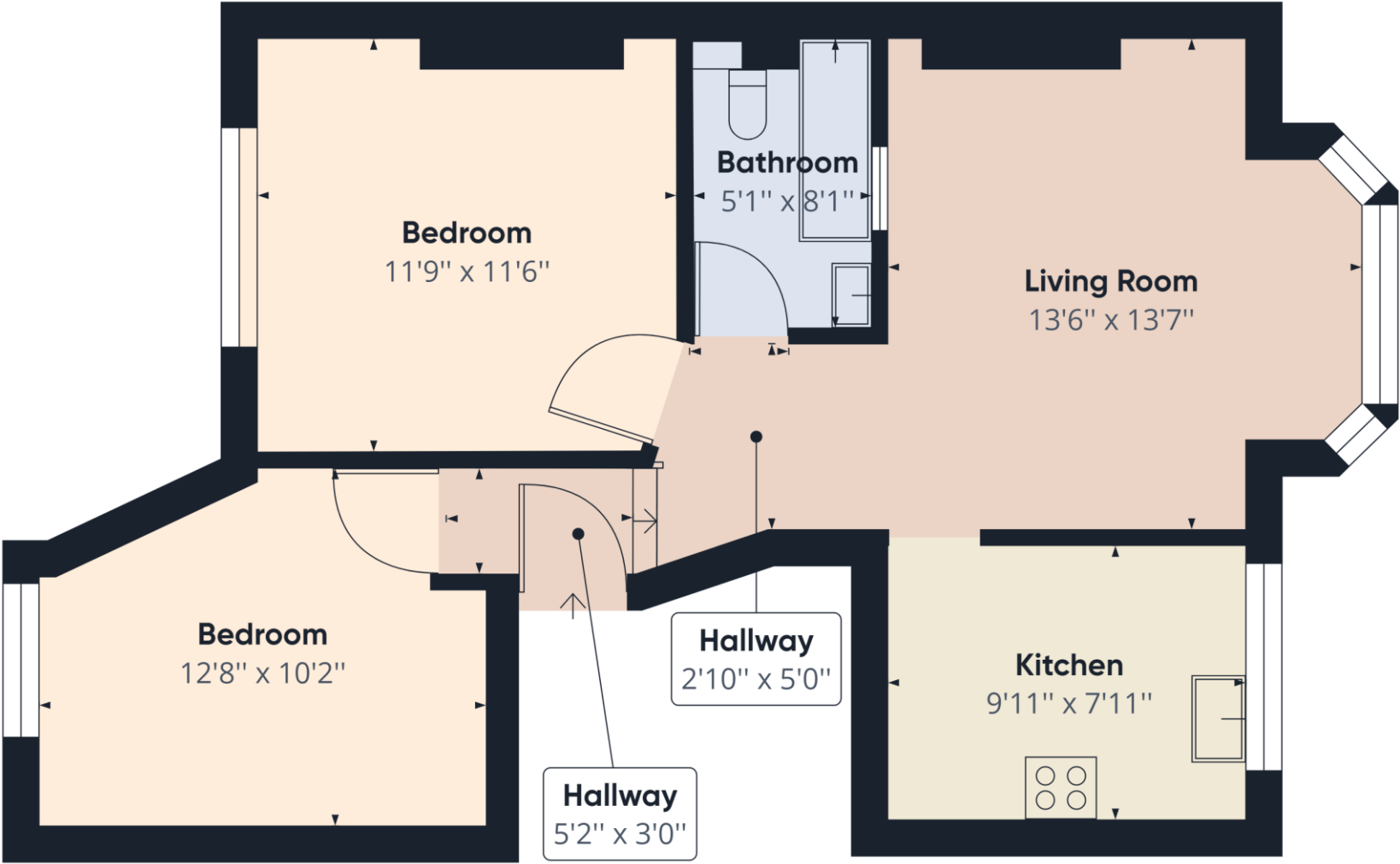
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
579.91 ft²

(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

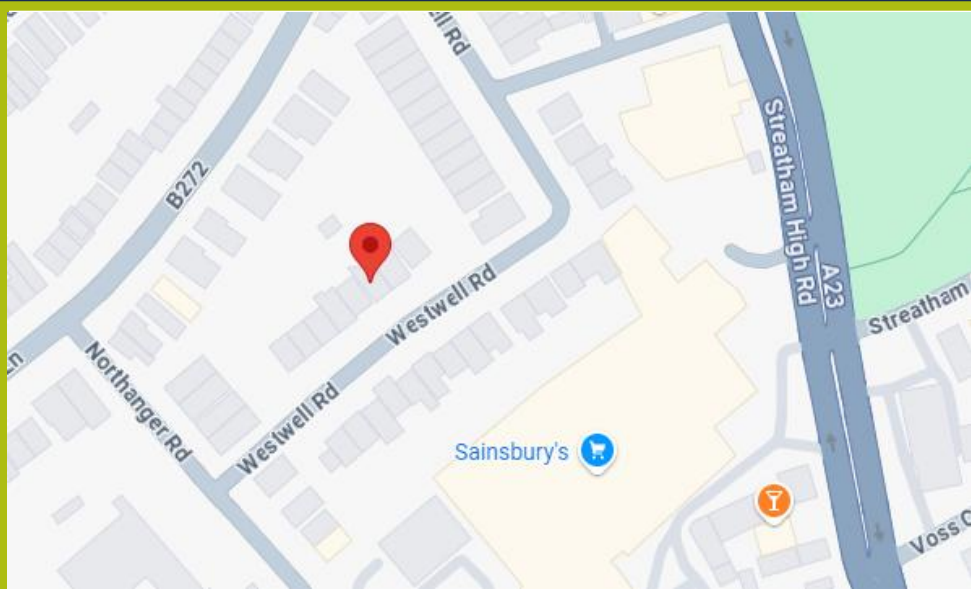


Flood Risk

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



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