

FOR SALE



Barcombe Avenue, Streatham, SW2

GUIDE PRICE £500,000 Leasehold

 **3**

 **1**


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Property Description

A lovely and well-proportioned three-bedroom purpose-built maisonette, spread across three levels, offering an abundance of space and huge potential to create a beautiful home tailored to your taste.

While the property is in need of refurbishment, it presents a fantastic opportunity for someone looking to put their own stamp on a home.

Whether you're a first-time buyer, a seasoned renovator, or simply looking for a project, this maisonette offers a great canvas for transformation.

Arranged over three floors, the first level features a bright kitchen with direct access to a private balcony – the perfect spot for morning coffee or evening relaxation. This floor also accommodates a spacious reception room, flooded with natural light from large windows, two bedrooms, and a large family bathroom.

Upstairs, the top-floor bedroom serves as a peaceful retreat with lovely views and ample eaves storage, making it ideal as a master bedroom or creative space.

Disclaimer

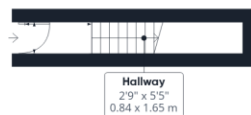
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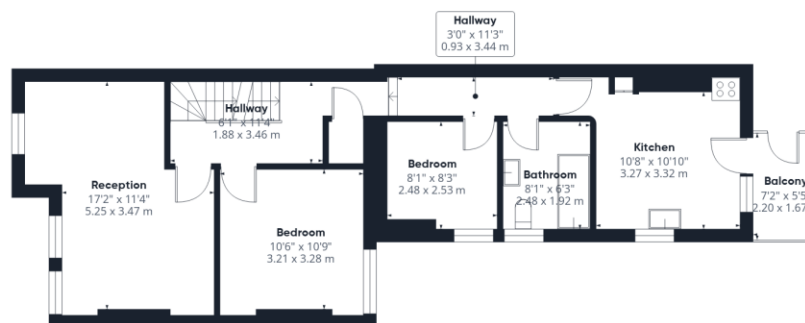
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	50	62
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



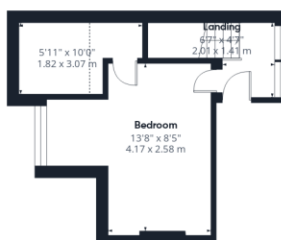




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

942 ft²
87.5 m²

Balconies and terraces

39 ft²
3.6 m²

Reduced headroom

33 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 173 years remaining

Service Charge – £1277.18

Ground Rent – £10

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Maisonette (Terraced)



Construction Type
Brick



Parking
Permit Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



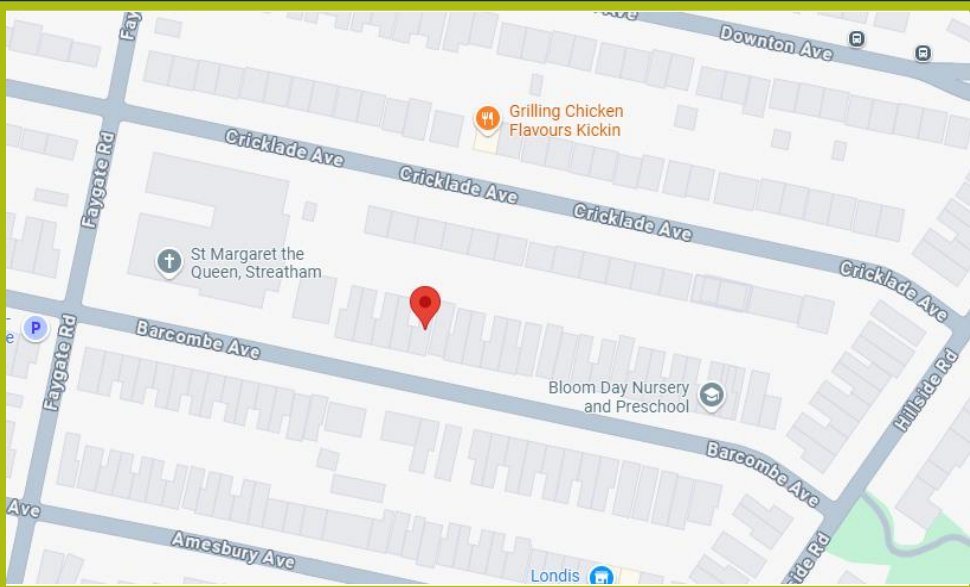
Mobile Signal
Good Coverage



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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