

FOR SALE



Sussex Court, Streatham SW16

GUIDE PRICE £325,000 Leasehold

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Property Description

A beautiful triple aspect one double bedroom apartment set within an attractive purpose-built development in Streatham. Consisting of a large open plan reception with a fitted kitchen, the bedroom has built in wardrobes and a lovely contemporary bathroom. The property features an incredible private roof terrace with amazing views out over South West London, perfect for al fresco dining!

Sussex Court is light and airy throughout and benefits from over 500 sq. ft. of living space. This stunning apartment, suitable for both a first time buyer or buy-to-let investor. A wonderful array of gastro pubs, cafes and supermarkets close by and the wonderful open spaces of Norbury Park & Streatham Common.

Commuting is easy with access into The City due its close proximity to Norbury station and a number of local bus stops. Norbury Station will provide you with direct access into London Victoria, London Bridge and Clapham Junction in one direction and Gatwick Airport and Brighton in the other.

The property benefits from being offered with no onward chain. We thoroughly recommend an internal viewing to avoid disappointment.

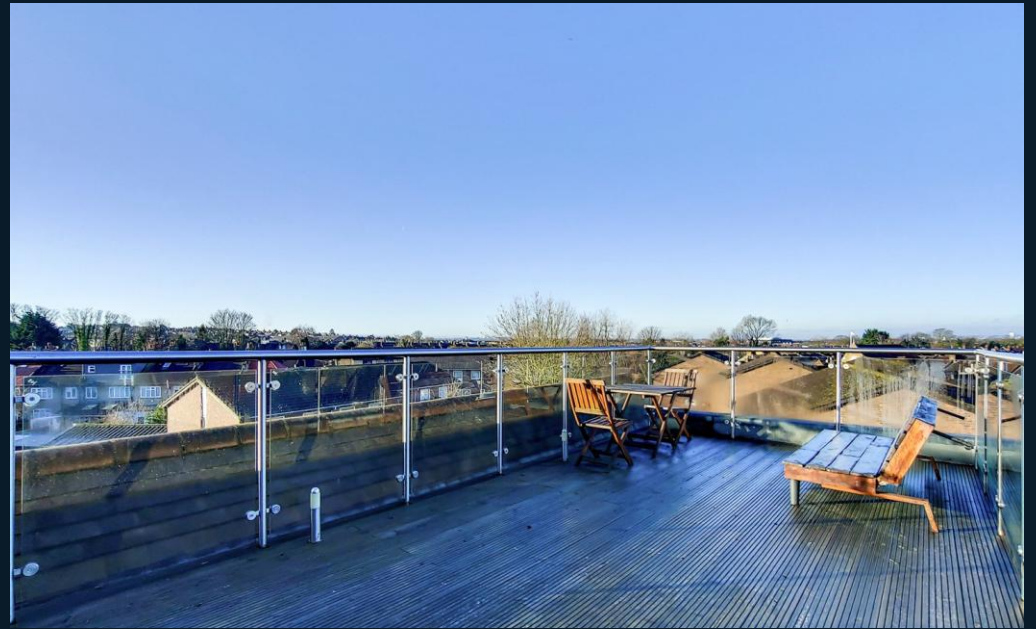
Disclaimer

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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	76
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		





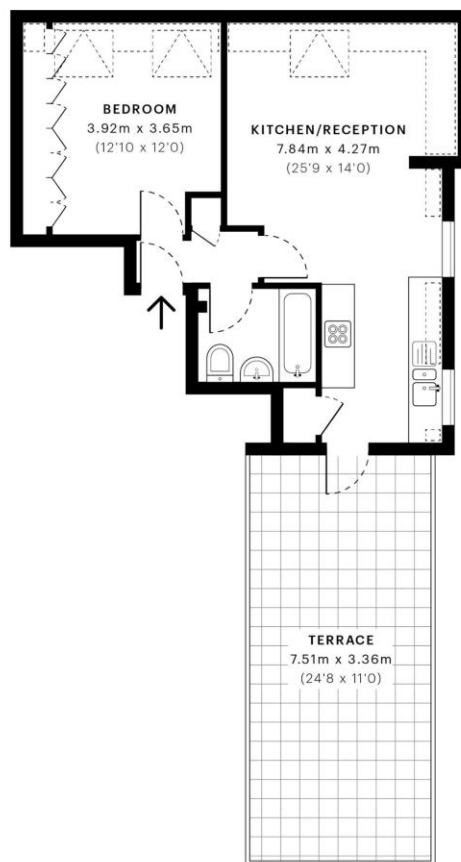


Streatham High Road, SW16

CAPTURE DATE 30/01/2021 LASER SCAN POINTS 1,969,516

GROSS INTERNAL AREA

47.40 sqm / 510.21 sqft



— Third Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
47.40 sqm / 510.21 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
45.80 sqm / 492.99 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
25.22 sqm / 271.47 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
6.28 sqm / 67.60 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.73 sqm / 782.86 sqft
IPMS 3C RESIDENTIAL 71.17 sqm / 766.07 sqft

SPEC ID 60142ea52f98f60da5cdaad8

Material Information

Tenure – Leasehold

Length Of Lease – 105 years remaining

Service Charge – £1376

Ground Rent – £0

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Purpose Build)



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

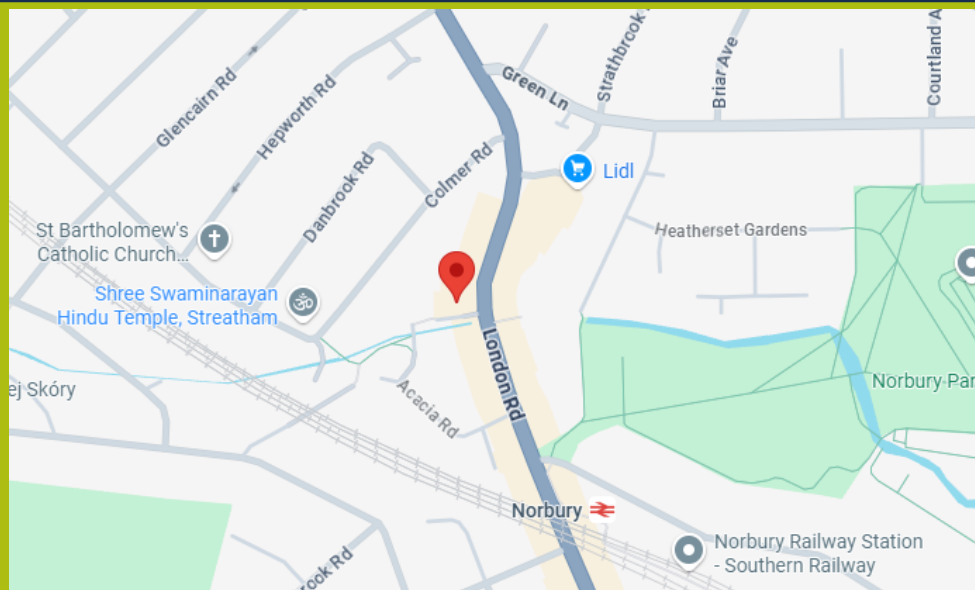


Flood Risk

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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