

FOR SALE



Ellison Road, Streatham SW16

Guide Price £260,000 Leasehold



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Property Description

Set on the top floor of a well-maintained building, this charming one-bedroom flat offers comfortable living and far-reaching views across South London.

Inside, you will find a bright and airy living room with large windows that flood the space with natural light. The kitchen is a descent size and functional. The bedroom offers a peaceful retreat, with built in wardrobes, while a modern bathroom completes the flat’s smart and practical layout. The property also benefits from access to a well-kept communal garden, perfect for enjoying some outdoor relaxation.

Situated just a short walk from Streatham Station, commuting is a breeze, with fast connections to central London (20-30 minutes). You will also be within easy reach of local shops, cafes, supermarkets, and a variety of bus routes linking you to Brixton, Croydon, and beyond.

The area is home to several beautiful green spaces, including Streatham Common, The Rockery, Norwood Grove, and Tooting Common, ideal for weekend strolls or picnics.

With a long lease and no onward chain, this flat is a hassle-free option for first-time buyers or investors looking to move quickly.



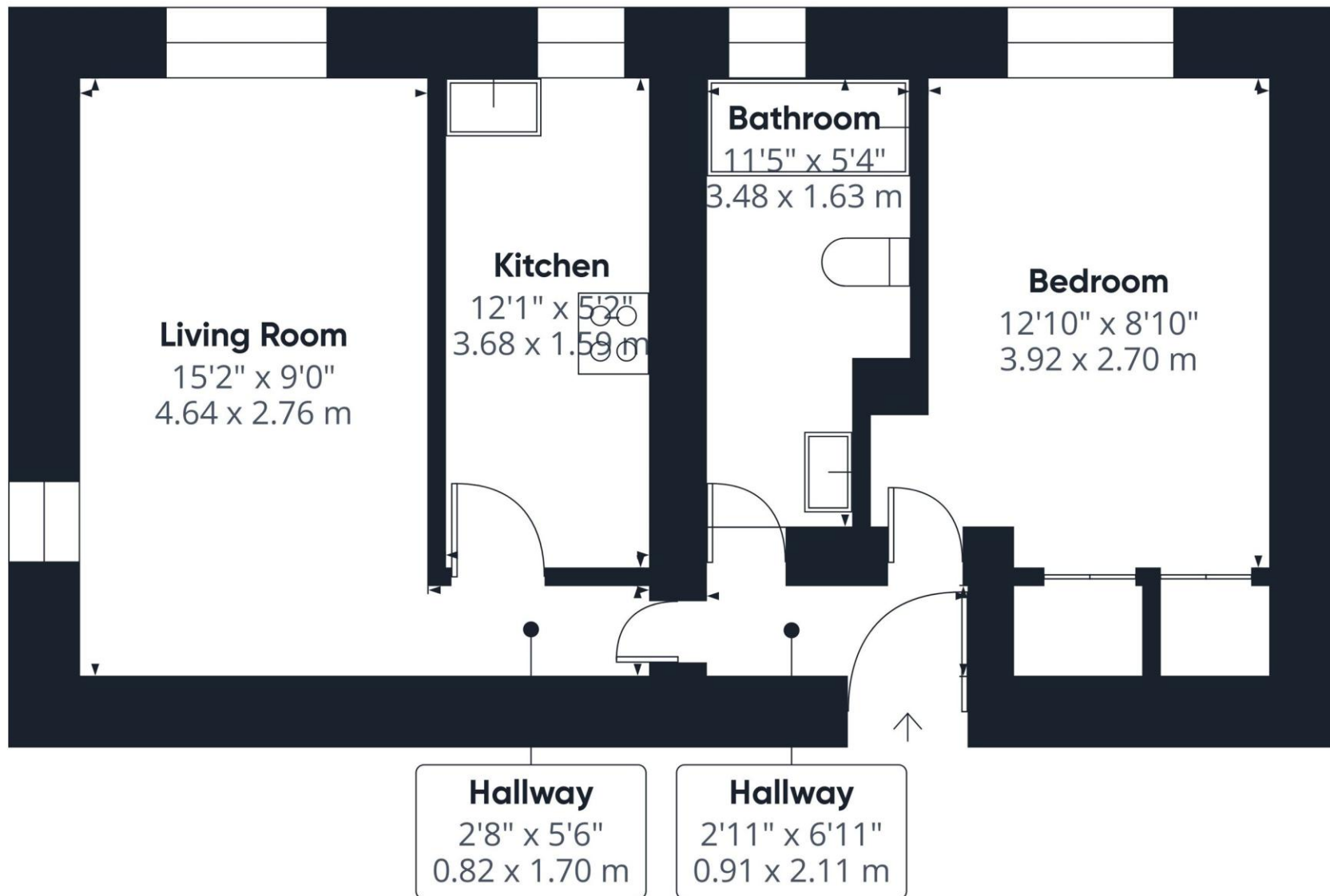
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.







Approximate total area⁽¹⁾

435.94 ft²

40.5 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 – Leasehold

Length Of Lease – 147 years remaining

Service Charge – £1890

Ground Rent – £0

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
(Top Floor Flat)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

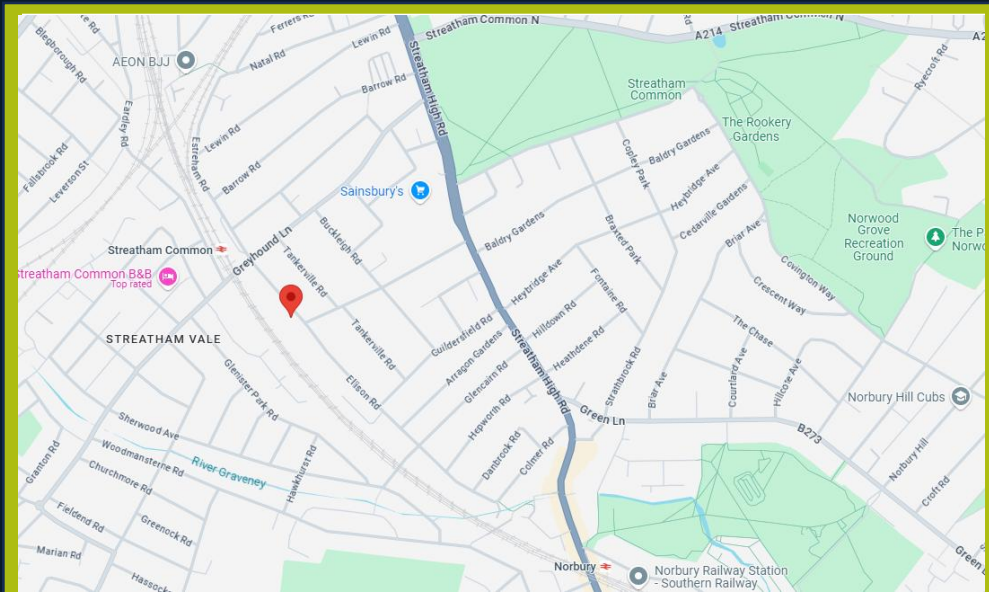


Flood Risk

Has the property been flooded in the past five years: NO
Level of risk: Very Low



**Proposed Development
in Immediate Locality?**
Yes



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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