

FOR SALE



St. Anselms Court, Madeira Road, SW16

Offers In Excess Of £300,000 Leasehold

 **3**

 **1**

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Property Description

Introducing a delightful three-bedroom flat, ideally situated within the sought-after St. Anselm’s Court on Madeira Road. Offering spacious and comfortable living, this property presents an exciting opportunity for buyers looking to add their own personal touch, as it requires refurbishment and modernisation throughout.

Perfectly positioned near the picturesque Streatham Common, residents can enjoy peaceful green surroundings while remaining just a short stroll from Streatham Station, ensuring effortless connections for both commuters.

The property’s prime location also places you within easy reach of Streatham High Road’s vibrant mix of shops, cafés, and restaurants, offering the best of urban living right on your doorstep. A separate kitchen adds practicality to the layout, while the chain-free status ensures a smooth and straightforward purchase process.



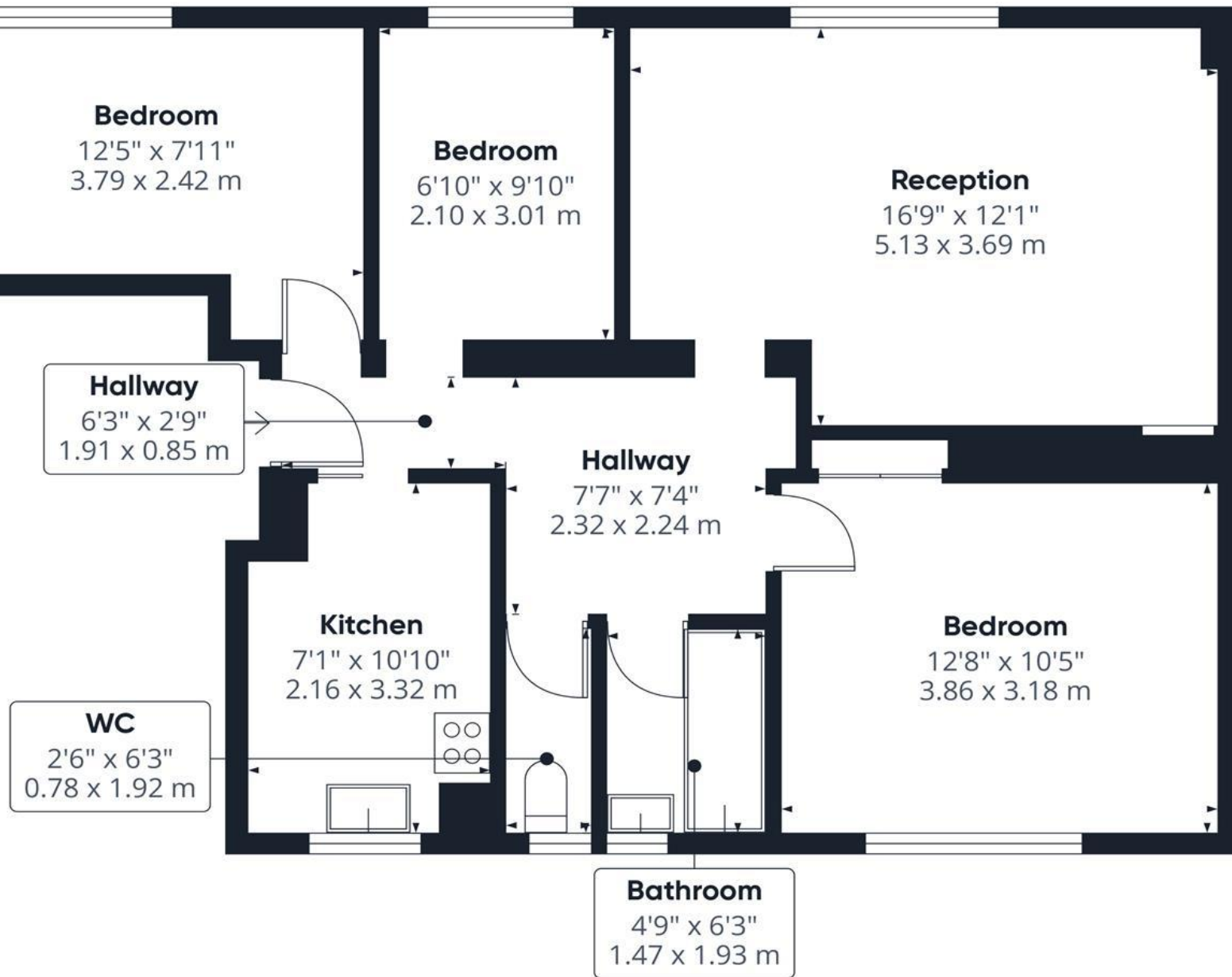
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	83
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^m
705 ft²
65.6 m²

(1) Excluding balconies and terraces

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 – 87 years remaining

Service Charge – £547.66

Ground Rent – £10

Council Tax Band – C

Local Authority – Lambeth



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



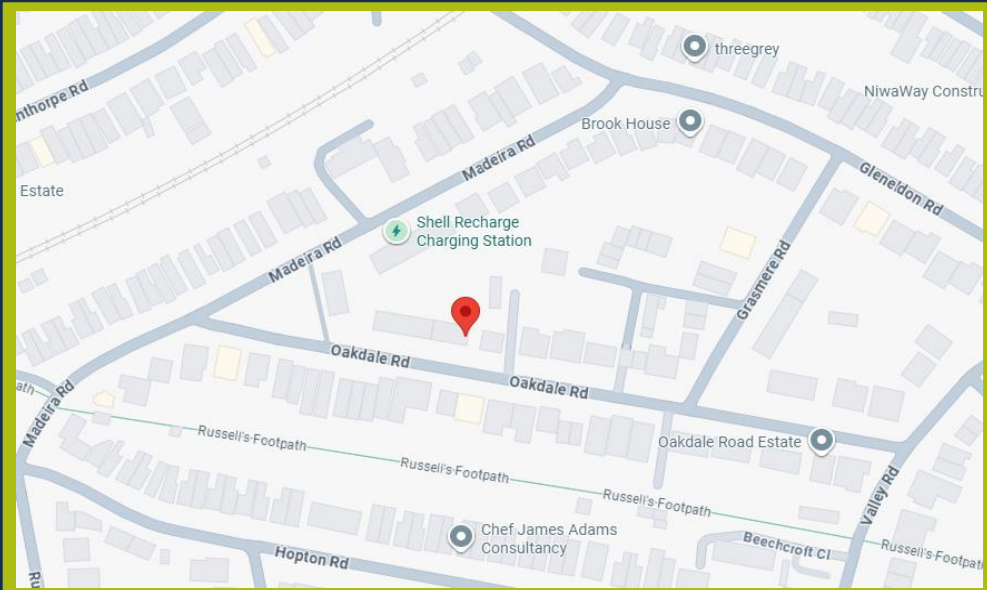
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Medium



**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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