

FOR SALE



Bladon Court, Streatham, SW16

GUIDE PRICE £375,000 Leasehold

 **2**

 **1**


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Property Description

Excited to offer this charming 2-bedroom Flat within a striking Art Deco building, perfectly situated in the vibrant heart of Streatham.

The flat offers two spacious double bedrooms, a contemporary bathroom, a beautiful kitchen, a bright reception room perfect for entertainment, and benefits from resident parking.

Residents can enjoy the convenience of both Streatham and Streatham Common train stations just moments away. Local amenities in Streatham are in abundance and include both independent and high street retailers such as London Smoke & Cure and M&S, fitness and leisure facilities such as Element Fitness, Yoga Edge and Virgin Active. There are also numerous cafés, restaurants, bars and pubs. Streatham Common Station offers transport into both Victoria and London Bridge whilst Streatham Station provides links into Blackfriars and Farringdon with a Thames Link Service as well as trains into London Bridge.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	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





Approximate total area^m

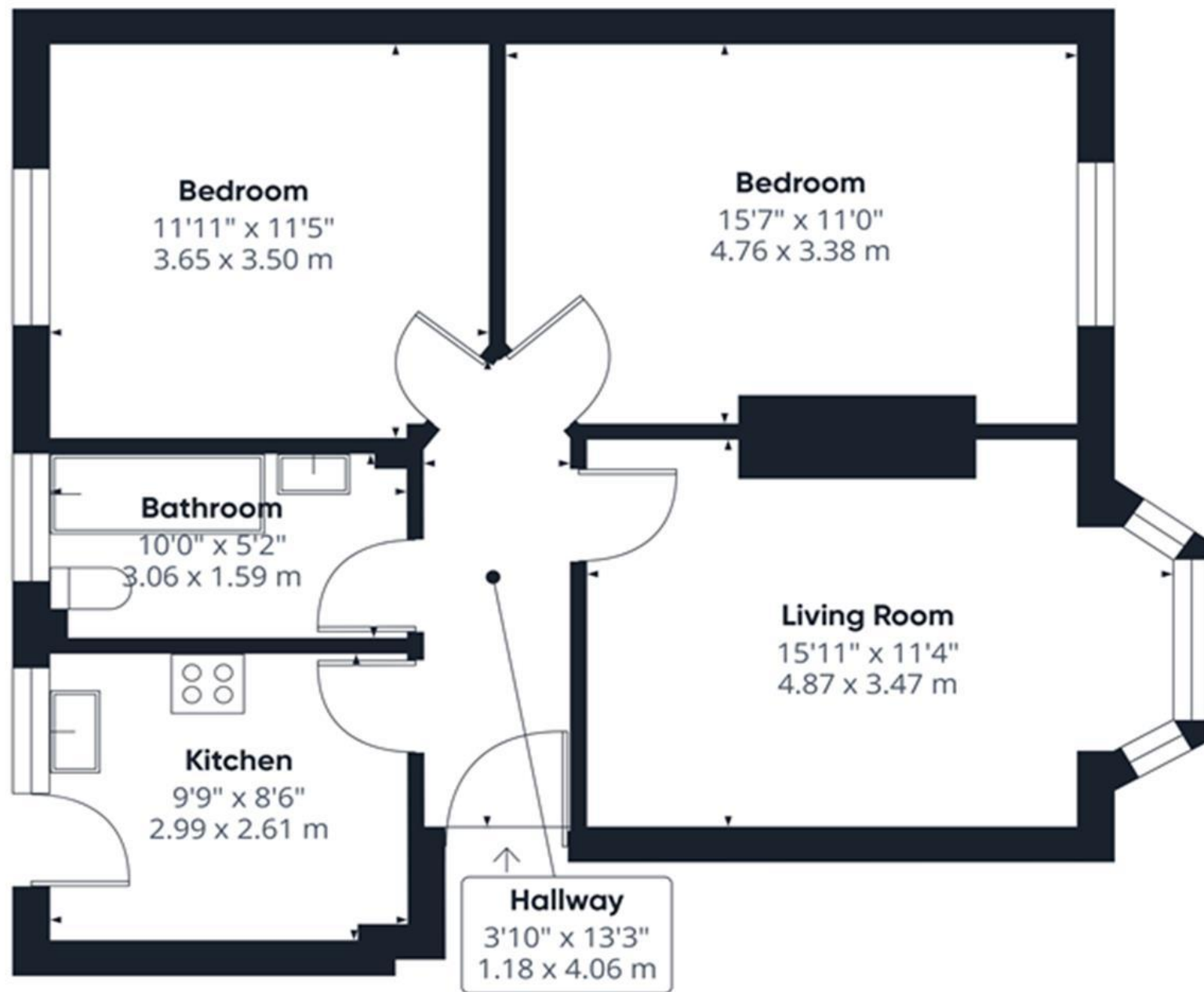
655 ft²

60.8 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.

GIRAFFE 360



Material Information

Tenure – Leasehold

Length Of Lease – 155 years remaining

Service Charge – £1,700

Ground Rent – £50

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

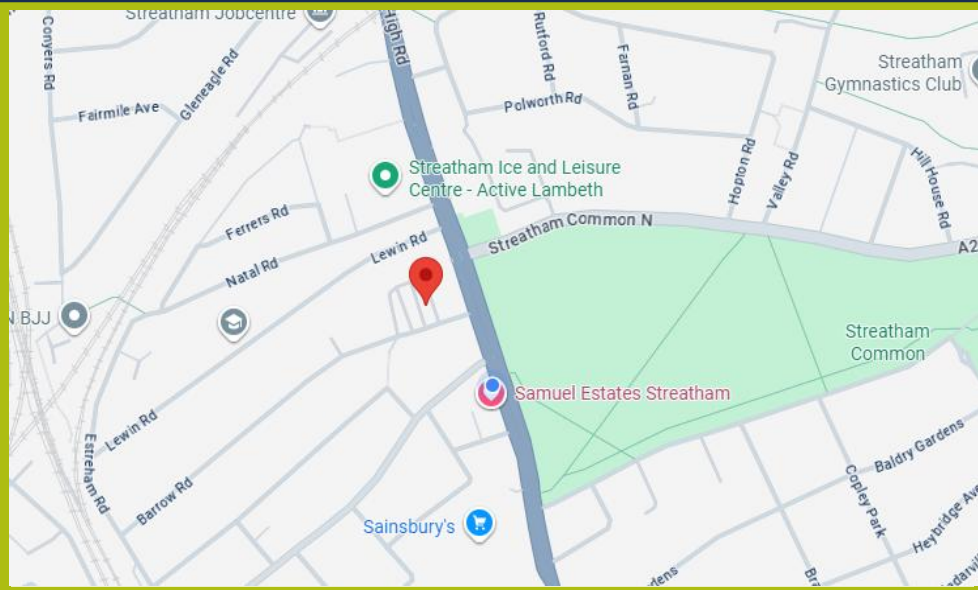


Flood Risk

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



samuelestates.com