

FOR SALE



Danbrook Road, Streatham, SW16

GUIDE PRICE £300,000 Leasehold

 **2**

 **1**


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Property Description

Nestled on Danbrook Road, this charming two-bedroom, one-bathroom first-floor flat offers a modern and convenient lifestyle — perfect for those seeking a comfortable home in a highly sought-after location.

Upon entry, you’re welcomed by a bright and inviting reception room, ideal for relaxing or entertaining guests. The separate kitchen enhances both functionality and style, providing a practical space for everyday living.

Perfectly positioned near excellent transport link, making commuting simple and convenient. Local amenities are also within easy reach, adding to the appeal of this well-connected home.

Offered chain-free, this property presents a fantastic opportunity for buyers looking for a smooth and stress-free move.



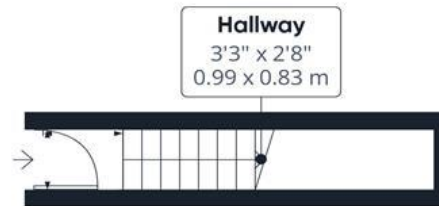
Disclaimer

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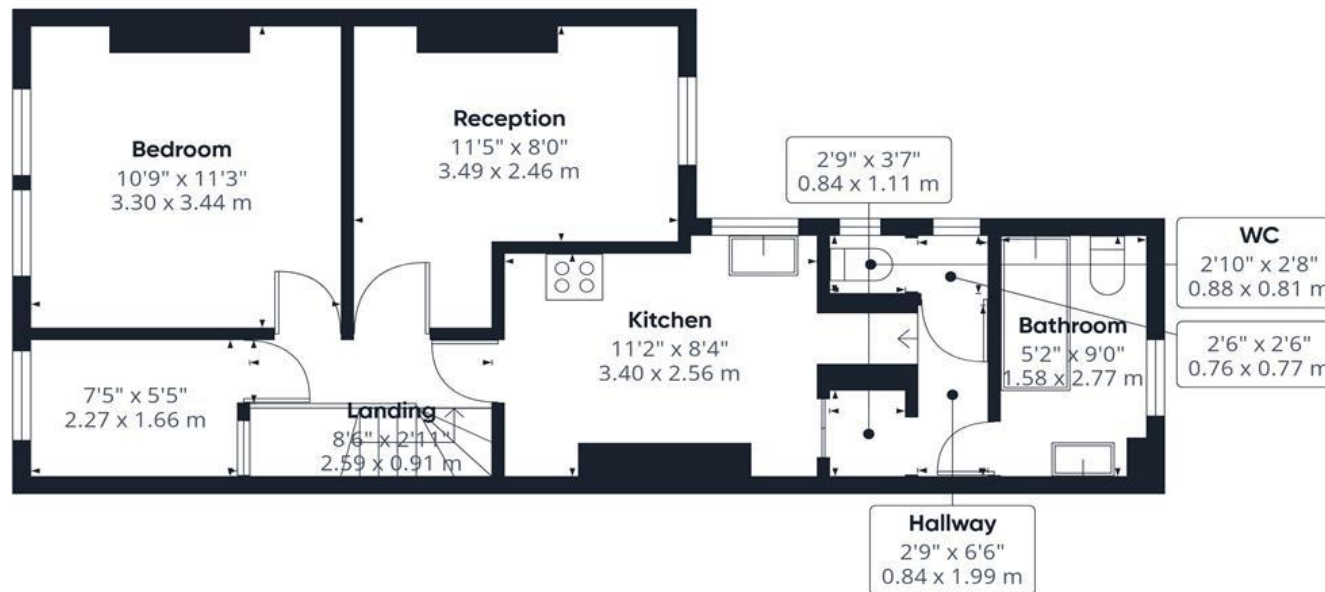
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	62	69
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Ground Floor



Floor 1

Approximate total area^m

505 ft²
47 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 – 125 years remaining

Service Charge – Ad Hoc

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



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

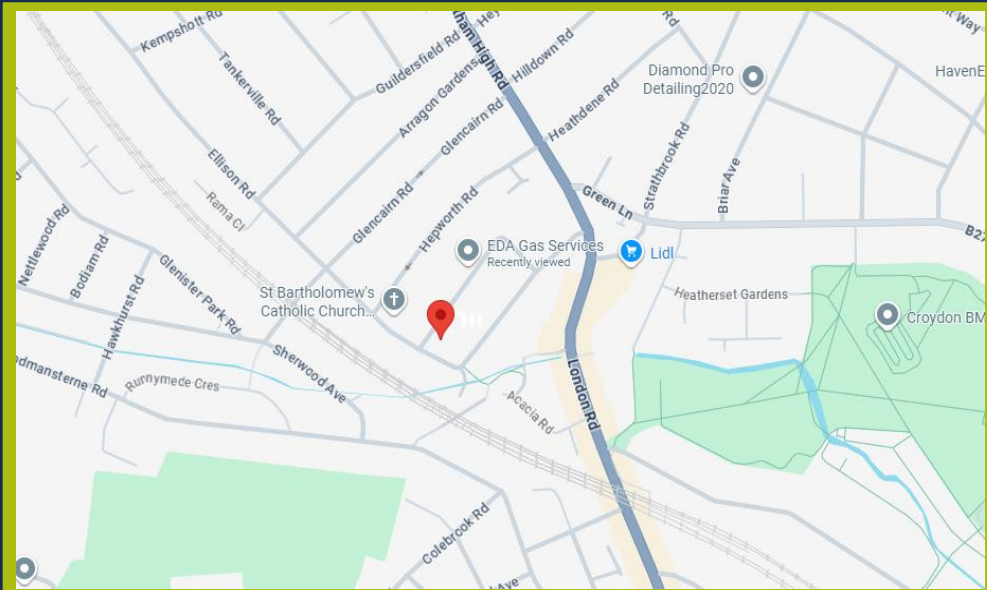


Flood Risk

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



**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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