



**Damson House Hemlock Close, London SW16 5PL**

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## **Damson House Hemlock Close, London**

An exceptional opportunity to secure a bright and beautifully presented two double bedroom, two bathroom apartment set within a modern and sought-after residential development.

Situated on the top floor, this impressive flat offers a spacious, light-filled lounge perfect for relaxing or entertaining, with a modern fitted kitchen. Both bedrooms are generous doubles, with the primary bedroom benefiting from a sleek en-suite shower room, complemented by a contemporary family bathroom.

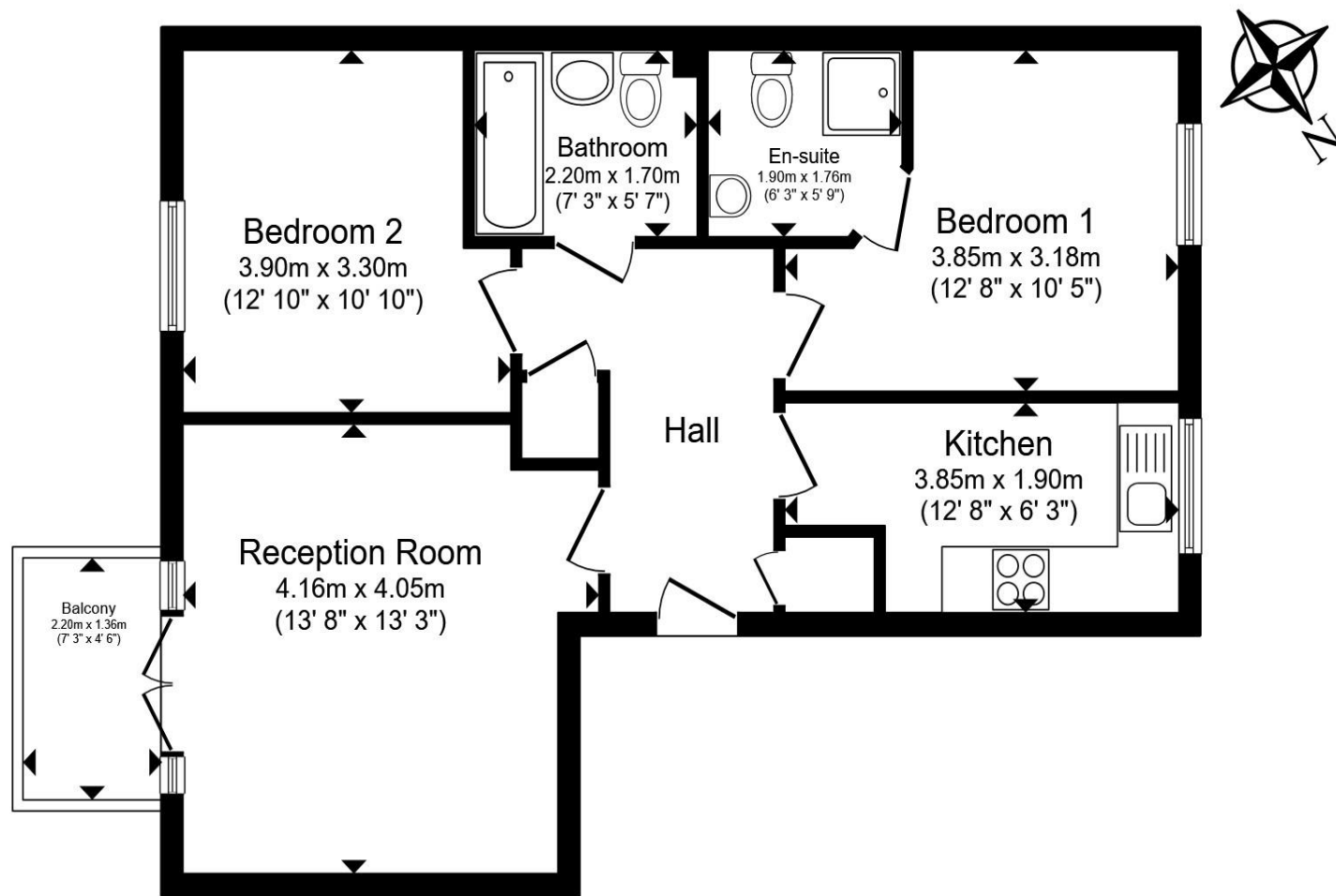
The property further boasts a private balcony, ideal for enjoying morning coffee or evening sunsets, as well as a long lease and its own allocated parking space-a rare convenience in this desirable location.

Damson House is a well-maintained and highly popular development situated within close proximity to Streatham Common Station, providing excellent transport links, along with a great selection of local shops, cafés and amenities.

This wonderful home is perfect for first-time buyers, buy to let investors, or anyone seeking stylish, low-maintenance living in a prime Streatham location.







Total floor area 58.5 m<sup>2</sup> (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Damson House Hemlock Close, London**

- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- Parking
- Long Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1774.76

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110449](https://barnardmarcus.co.uk/Property/STM110449)



Property Ref:  
STM110449 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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**barnard marcus**



**020 8769 9393**



[Streatham@barnardmarcus.co.uk](mailto:Streatham@barnardmarcus.co.uk)



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**