

FOR SALE



Bray Court, Madeira Road, SW16

GUIDE PRICE £450,000 Leasehold



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Property Description

Situated on the top floor in the Bray Court development on Madeira Road, this exceptional two-bedroom apartment occupies offers stylish modern living with high-specification finishes throughout. Offered with no onward chain, the property presents a rare opportunity to move straight into a beautifully finished home with nothing further to do.

Designed with comfort and practicality in mind, the property provides spacious and light-filled accommodation, making it an excellent choice for first-time purchasers or investors. The apartment features two generous double bedrooms, a office space or nursery, an elegant contemporary bathroom, and an impressive open-plan reception and kitchen space that creates the perfect setting for both relaxing and entertaining. Expansive windows flood the interiors with natural light, enhancing the bright and airy atmosphere.

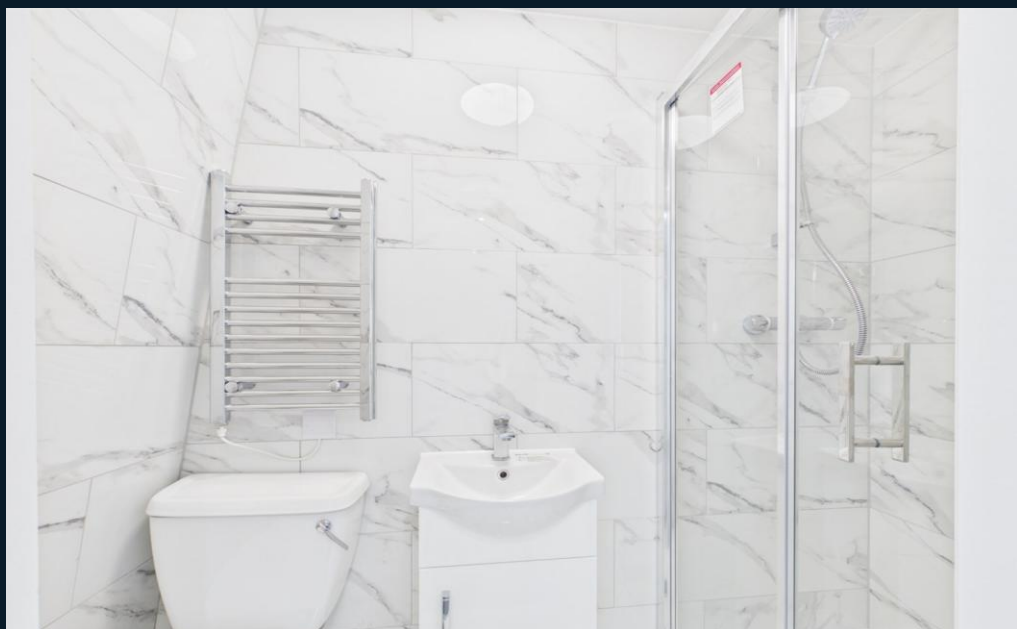
The home has been finished to a superb standard and benefits from a sleek fitted kitchen complete with integrated appliances, modern flooring, energy-efficient new-build features, and the added benefit of a three-year car club membership.

Ideally located, Bray Court enjoys a convenient position close to both Streatham and Streatham Common stations, offering swift and direct connections to Clapham Junction, Victoria, and London Bridge. Residents can also take advantage of the excellent selection of independent cafés, restaurants, bars, and everyday amenities found along Streatham High Road. For outdoor recreation, the popular open green spaces of Streatham Common and The Rookery are just a short stroll away, providing a welcome escape from city life.

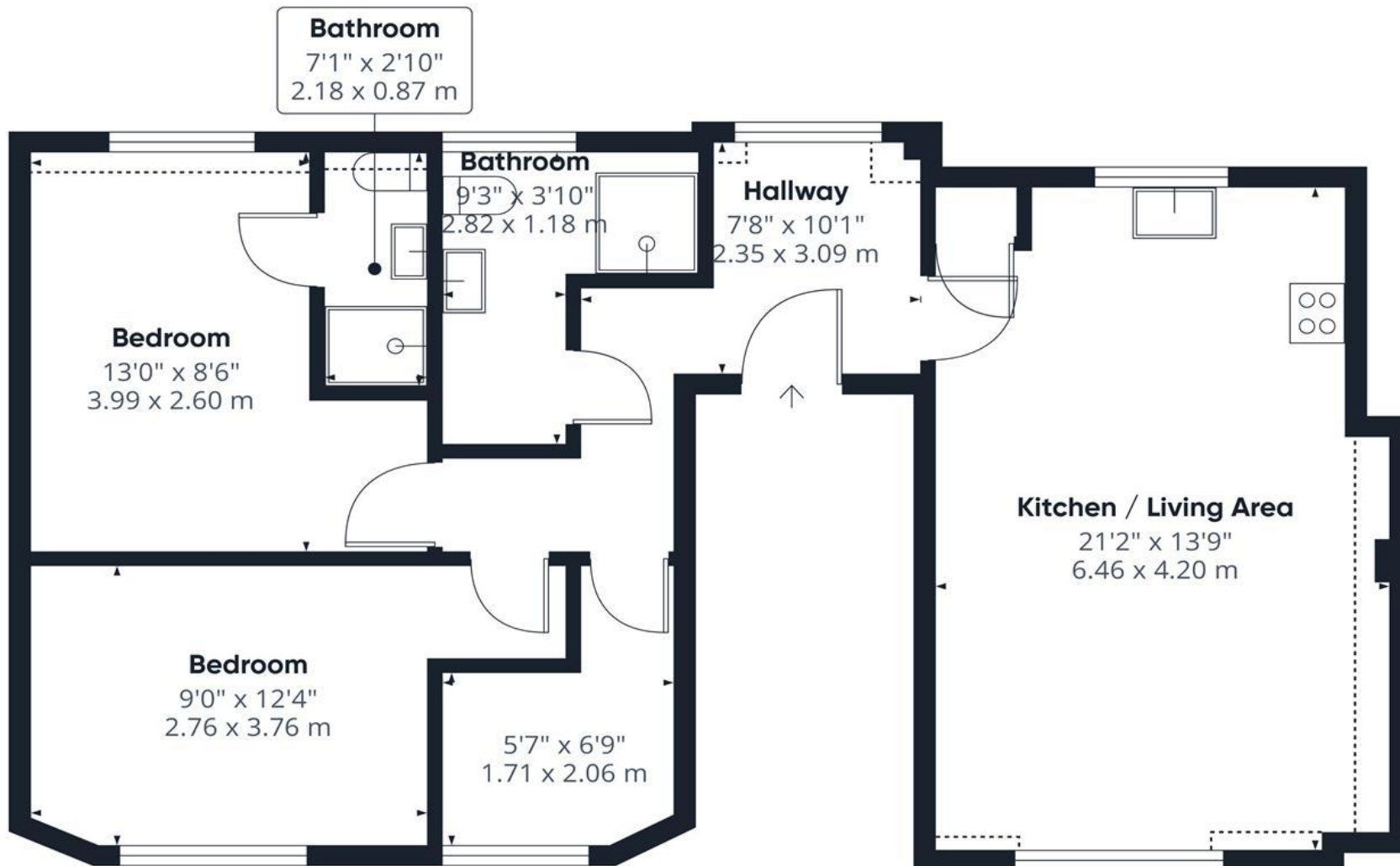
Disclaimer

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Approximate total area⁽¹⁾

752 ft²

70 m²

Reduced headroom

21 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 – £1,500



Property Type
Flat (Third Floor)



Construction Type
Brick



Parking
Residents Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard



Mobile Signal
Good Coverage

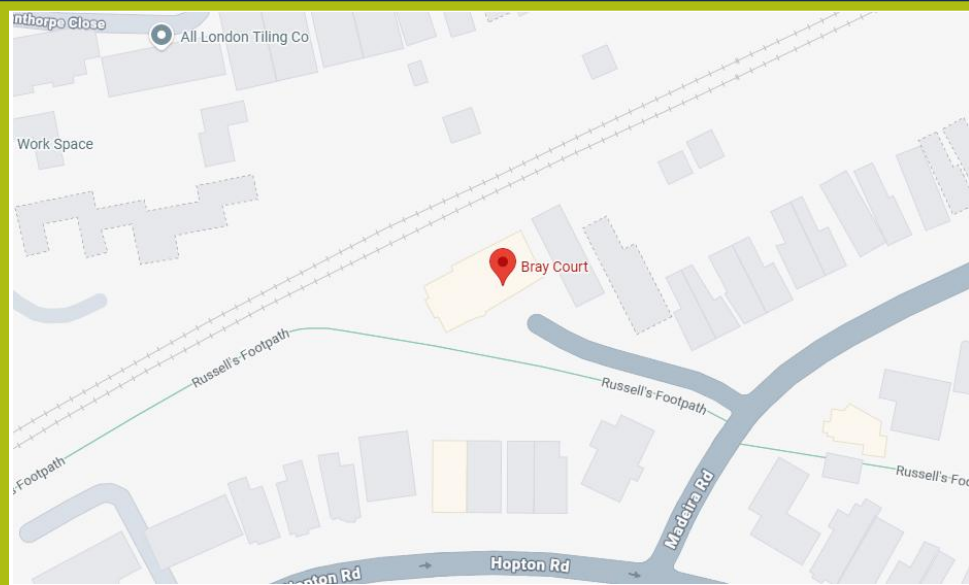


Flood Risk

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



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