

FOR SALE



Stanthorpe Road, Streatham, SW16

Offers In Excess Of £325,000 Leasehold

 **2**

 **1**


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Property Description

A lovely and well-proportioned two-bedroom flat that offers an abundance of natural light and space.

This stunning flat features a bright open plan living area and kitchen with direct access to a private balcony, the perfect spot for morning coffee or evening relaxation. It also accommodates two bedrooms, and a family bathroom.

Stanthorpe is located just off Streatham High Street, a location known for its attractive period homes. The nearby Streatham High Road offers a wide selection of shops, cafés, and everyday amenities. Excellent transport links are available via Streatham Station (with connections to London Bridge).

For sale with no onward chain.

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
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	72	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



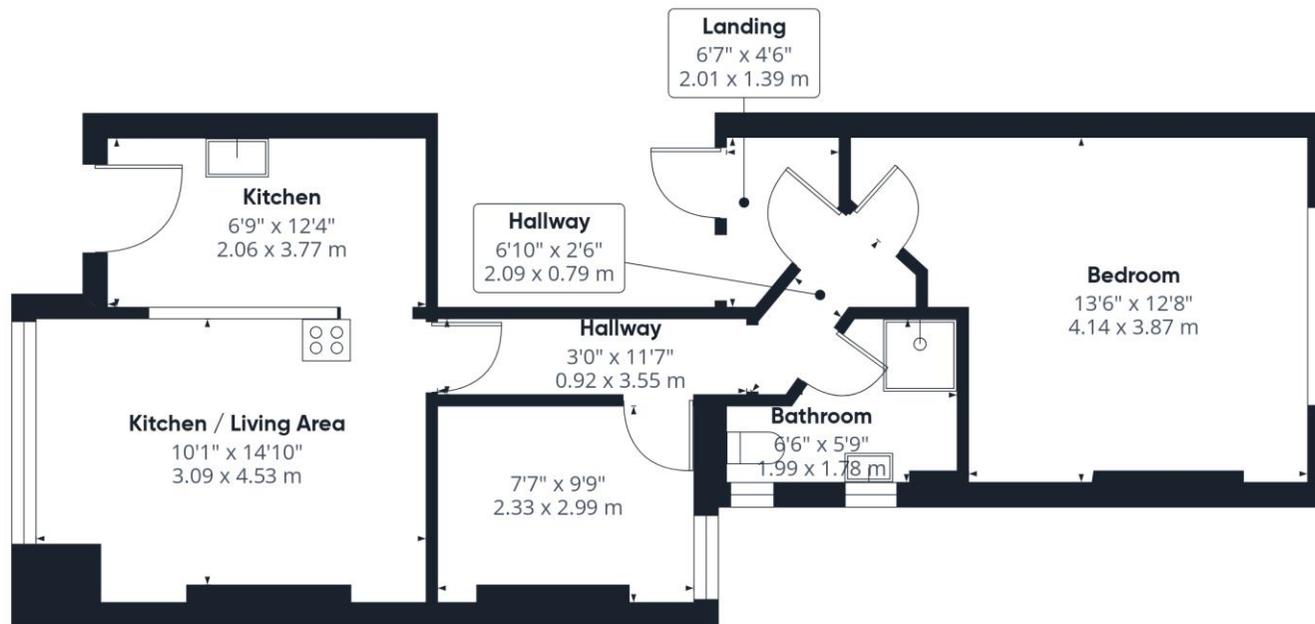




Ground Floor

Approximate total area⁽¹⁾

715 ft²
66.3 m²



Floor 1

(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 – 275 years remaining

Service Charge – £230

Ground Rent – £0

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



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

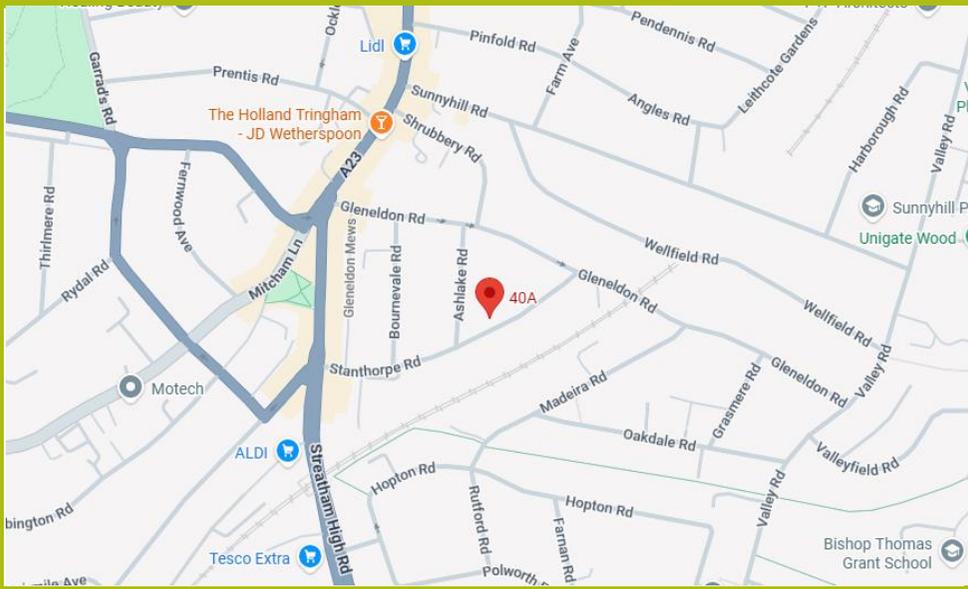


Flood Risk

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

