

**FOR SALE**



**Hilldown Court, Streatham High Road, SW16**

**Offers In Excess Of £325,000 Share of Freehold**

 **2**

 **1**

**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Excited to present this chain-free, bright and spacious two-bedroom flat, ideally located just moments from the open green spaces of Streatham Common and the beautifully landscaped The Rookery Gardens.

The property features a generous open-plan reception and dining area, a separate kitchen, a modern bathroom, and two well-proportioned double bedrooms. The flat has been well maintained, with key upgrades including a recently installed heating system with smart valves allowing individual room temperature control, which can also be managed remotely. The kitchen is fitted with a fridge, dishwasher, and microwave while the electric fuse board was replaced three years ago and is fully compliant with current regulations, supported by a valid EICR.


Residents benefit from well managed communal areas, with additional care taken by a long-standing resident who oversees gardening and minor maintenance. The building has recently undergone front exterior works, providing reassurance that there are no outstanding issues with roofing or guttering. There is also the opportunity for the prospective buyer to become a Director of the freehold, should they wish to take a more active role in the management of the building. The property forms part of a quiet, residential block known for its friendly atmosphere.

Situated in the heart of Streatham, the flat enjoys excellent transport links, with nearby rail services offering convenient connections into central London, alongside a range of bus routes providing easy access to underground stations and the City. A variety of local amenities are close at hand, including supermarkets, cafés, restaurants, and shops along the vibrant Streatham High Road.

## Disclaimer

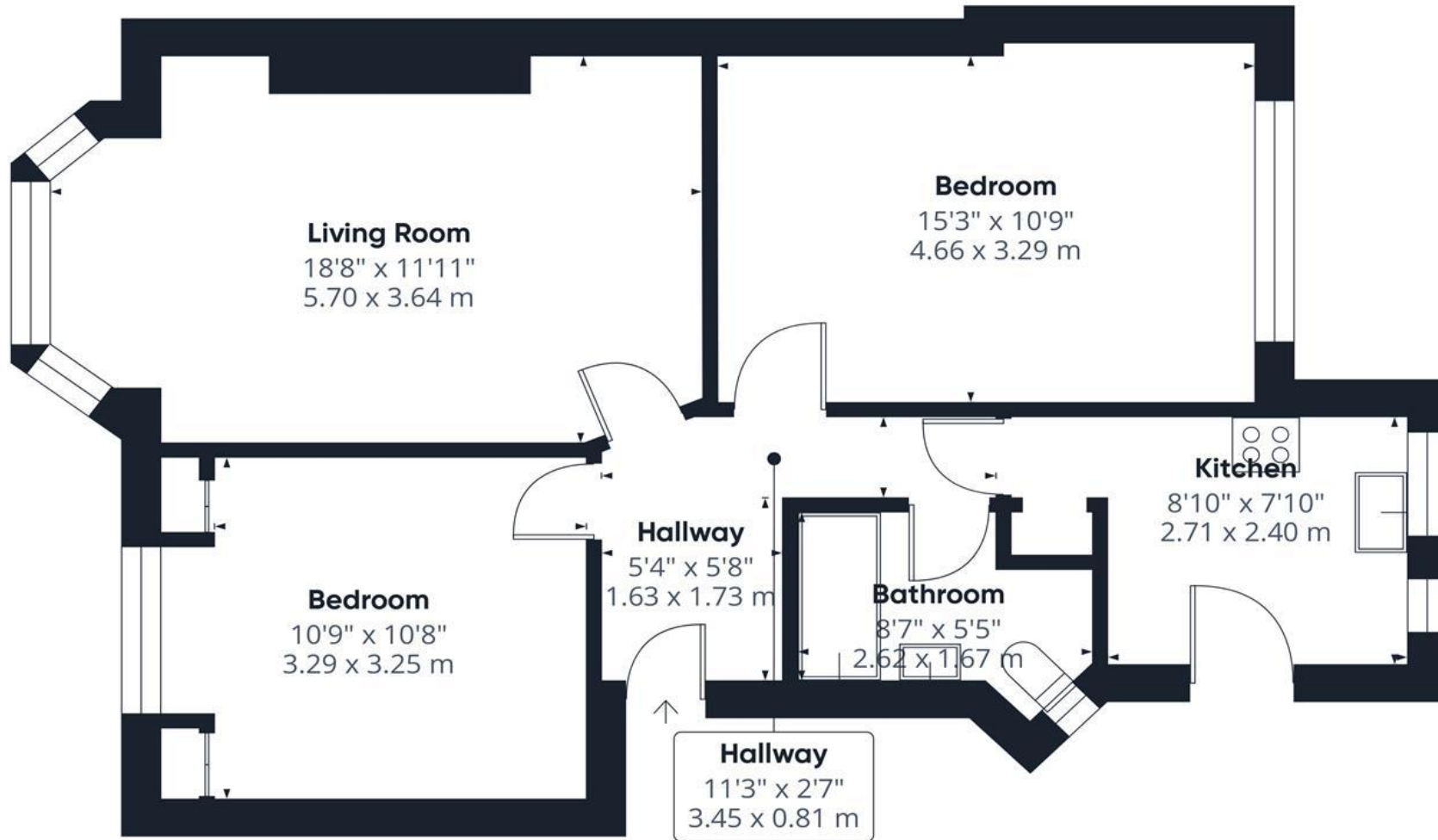
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	62	67
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Approximate total area<sup>(1)</sup>

687 ft<sup>2</sup>  
63.9 m<sup>2</sup>

(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 (with a share of Freehold)

**Length Of Lease** – 978 years remaining

**Service Charge** – £2748.78

**Ground Rent** – £0

**Council Tax Band** – C

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Purpose Build)



**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



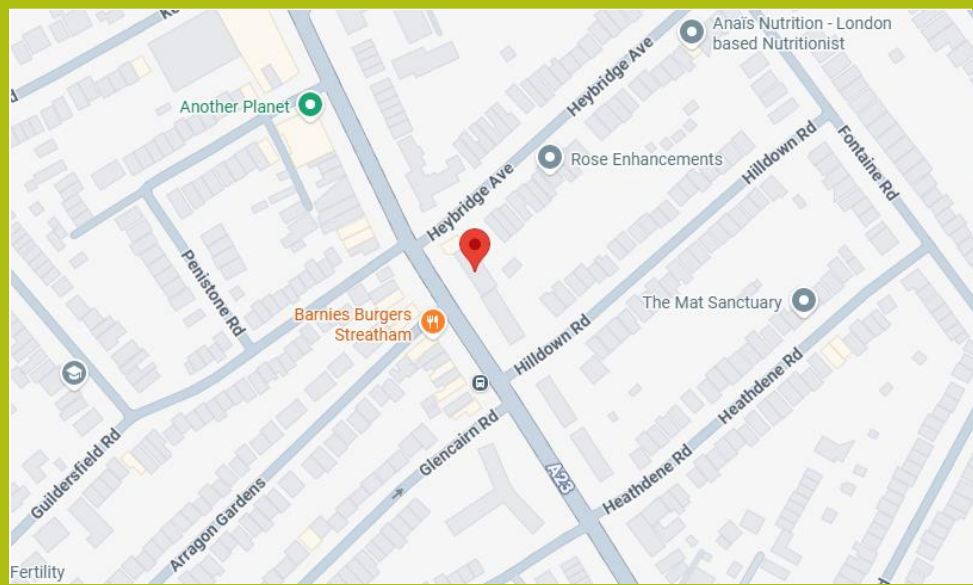
**Mobile Signal**  
Good Coverage



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

