

FOR SALE



samuel estates
Lettings & Sales

Brancaster Road, Streatham Hill, SW16

Guide Price £175,000 Share of Freehold

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Property Description


This well presented Studio flat on Brancaster Road, is just minutes away from Streatham Hill Station. The property is well proportioned with a bathroom and separate kitchen and living areas and benefits from street parking, making it an ideal purchase for first-time buyers and investors alike.

The property also enjoys good access transport links, Streatham Hill Rail Station is within walking distance and a wide range of bus services available on the high road. There are a wide range of local amenities available on Streatham High Road, including many bars, restaurants, Virgin Active and Puregym.



Disclaimer

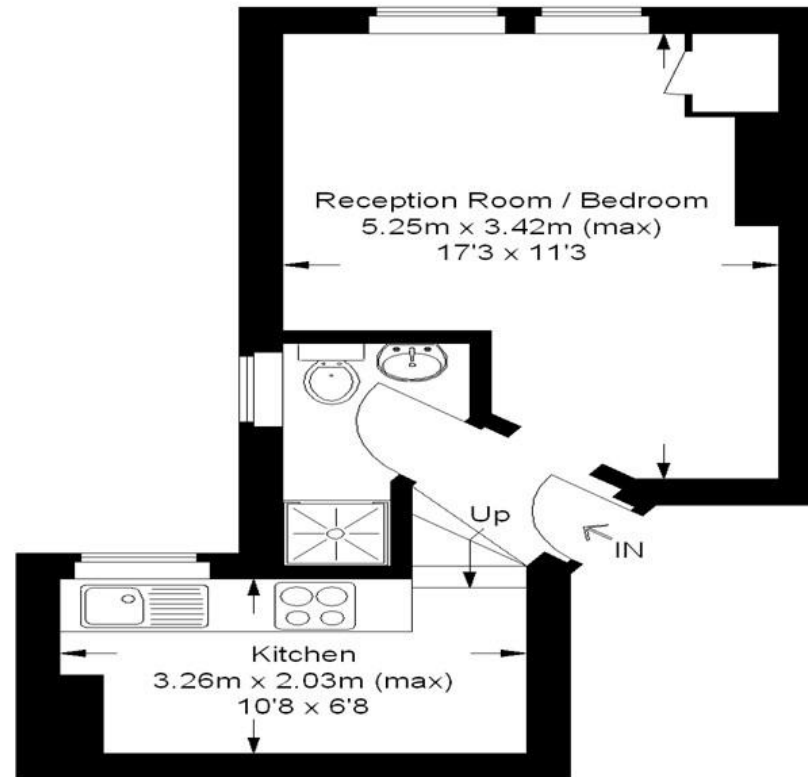
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	77	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Brancaster Road, SW16

Approximate Gross Internal Area
26 sq m / 280 sq ft



First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.

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(ID47238)

Material Information

Tenure – Leasehold (Share of Freehold)

Lease Length – 960 years remaining

Building Insurance – £130

Council Tax Band – B

Local Authority – Lambeth Council



Property Type
Flat (Conversion)



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

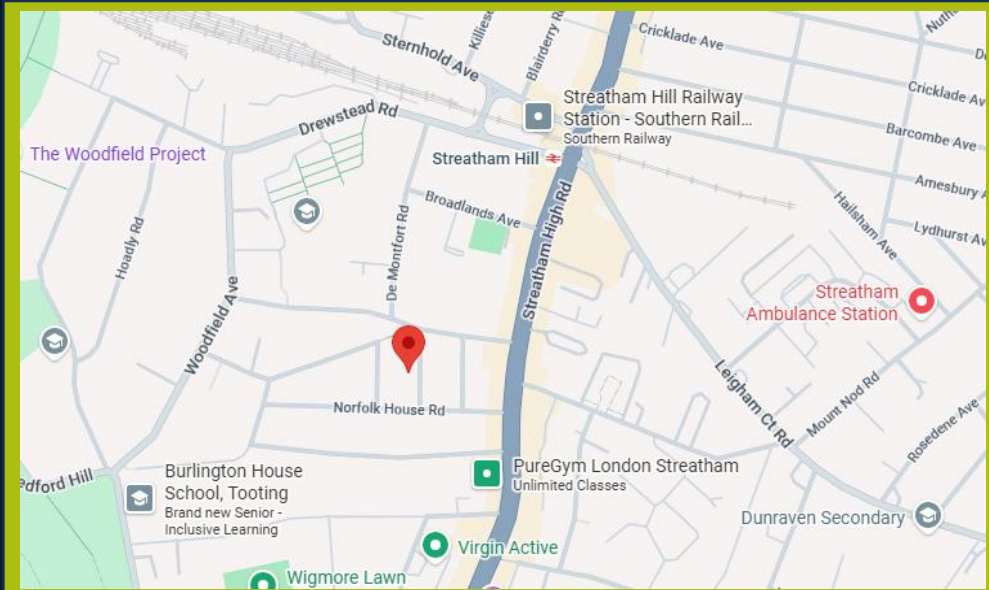


Flood Risk

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

