

FOR SALE



Churchmore Road, Streatham, SW16

GUIDE PRICE £500,000 Freehold

 **3**

 **1**


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Property Description

Nestled within a residential road, this charming three-bedroom terraced house presents an exciting opportunity to modernise and add value. This house boasts a spacious open plan reception room and dining room, a separate kitchen with convenient access to the garden, perfect for outdoor entertaining and relaxation.

Upstairs, you'll find two generously sized double bedrooms, along with an additional room ideal for use as a nursery or study, providing versatility to suit your lifestyle needs. A family bathroom completes the accommodation on this level.

Conveniently situated on Churchmore Road, the property enjoys easy access to local amenities and is within comfortable walking distance to Streatham Common station, offering direct links to Victoria and London Bridge, making commuting a breeze.

Don't miss out on the opportunity to make this delightful, terraced house your new home, combining comfort, convenience, and tranquillity in an idyllic setting.



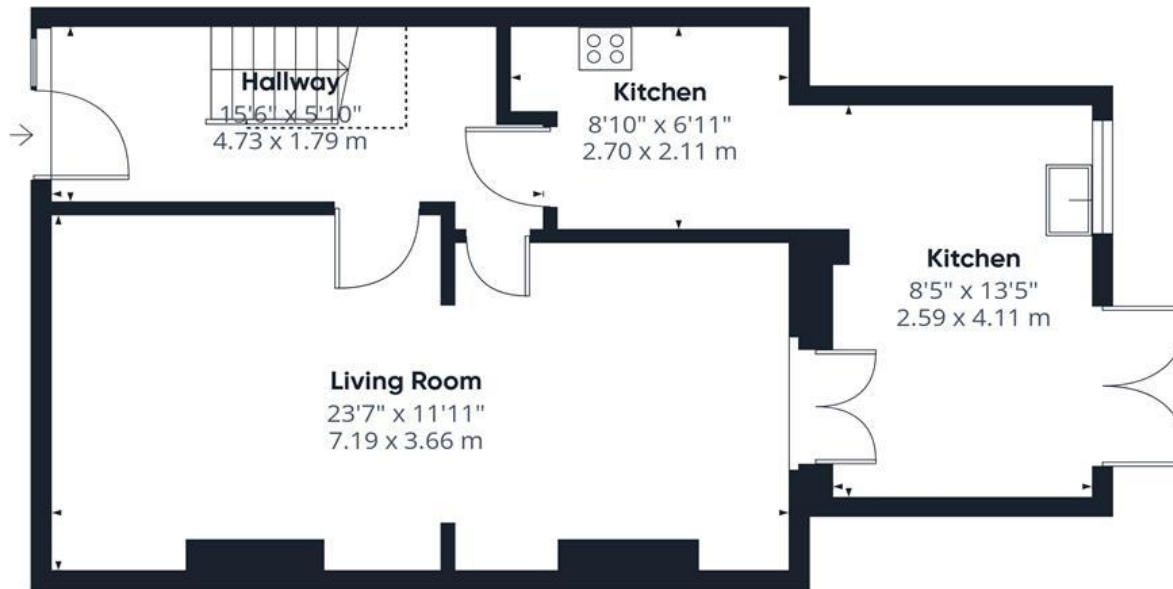
Disclaimer

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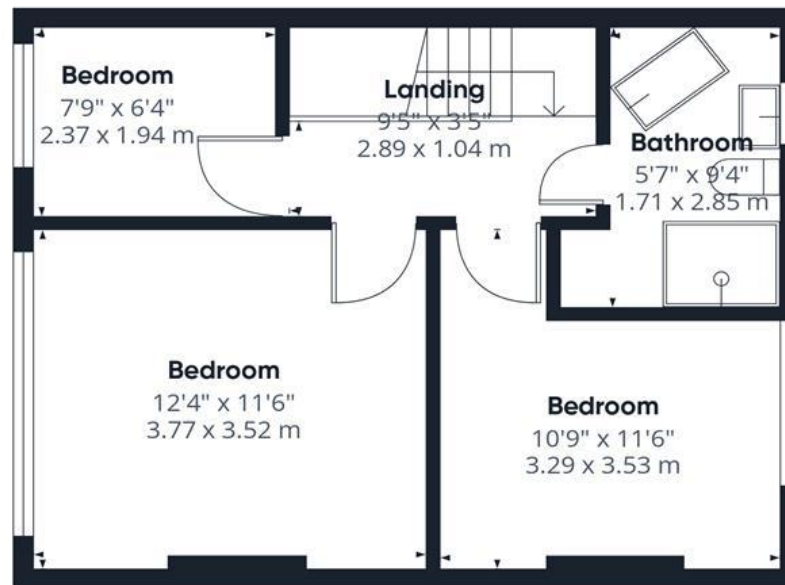
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	72	82
England & Wales		EU Directive 2002/91/EC







Ground Floor



Floor 1



Approximate total area⁽¹⁾

912 ft²

84.8 m²

Reduced headroom

14 ft²

1.3 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 –Freehold

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
House (Terraced)



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

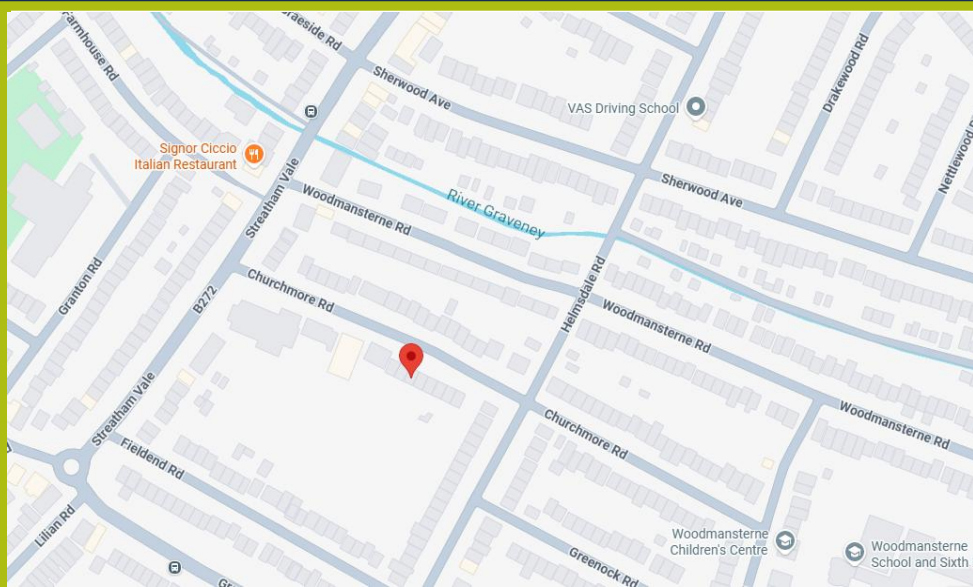


Flood Risk

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



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