

**FOR SALE**



**Boscombe Gardens, Streatham SW16**

**Offers In Excess Of £325,000 Leasehold**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Excited to present this bright and spacious two bedroom flat, just minutes from the wide open space of Streatham Common and the landscaped Rookery gardens. The flat comprises of a large open plan reception / dining room with a sheltered private South facing balcony, separate kitchen, a modern bathroom, two double bedrooms and a generous size storage space which can be used as an office.

Located in the heart of Streatham you are well connected to Streatham and Streatham Common train stations and an array of bus routes linking you to underground stations and the City. Sainsburys and Tesco Supermarkets are just a stone's throw away from the property along with the many cafe, restaurants and amenities on Streatham High Road.

Offered Chain Free.



## 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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

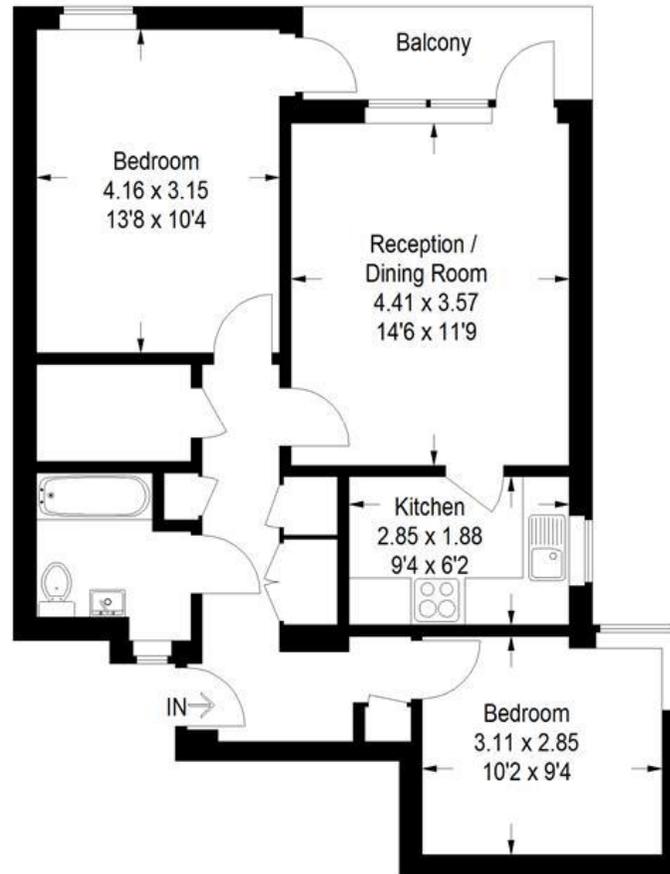




# Boscombe Gardens, SW16



Approximate Gross Internal Area  
61.9 sq m / 666 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2017 (ID 325886 )

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 89 years remaining

**Service Charge** – £1,200

**Ground Rent** – £12

**Council Tax Band** – B

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Ground 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

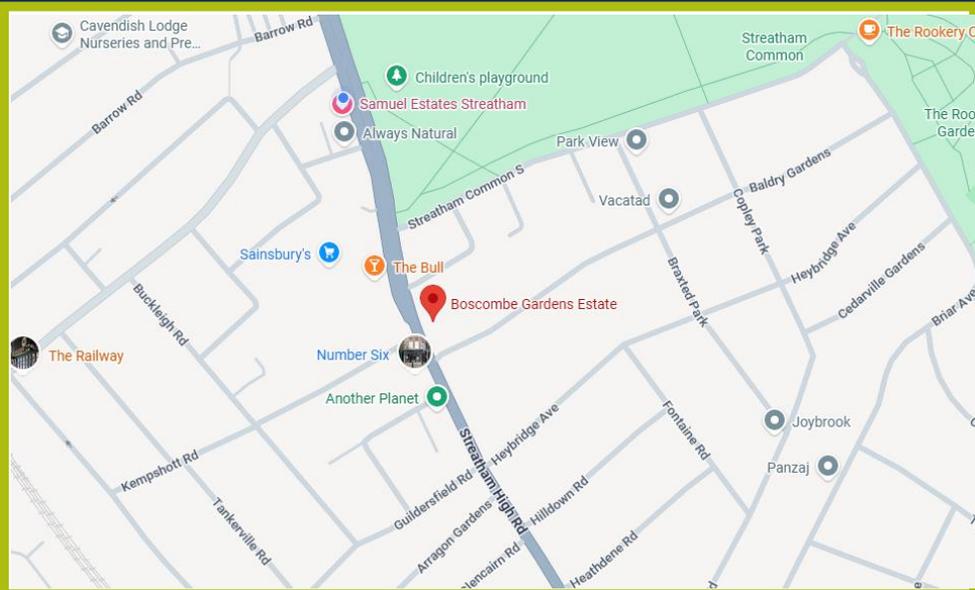


**Flood Risk**

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



**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

