

FOR SALE



Westwell Road Approach, Streatham, SW16

ASKING PRICE £295,000 Leasehold



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Property Description

Situated just off Streatham High Road, this spacious top-floor one-bedroom apartment on Westwell Road Approach presents an excellent opportunity for first-time buyers, professionals, or investors alike.

The property offers a generously proportioned double bedroom, a modern bathroom and a bright, comfortable reception room with a semi-open-plan kitchen, creating a practical and stylish living environment. The flat is well suited to contemporary living and offers excellent value in this sought-after location in Streatham.

Located opposite Streatham Common, there is an abundance of local shops, restaurants, bars and much more. Transport links include Streatham Station with direct links to Blackfriars, London Bridge and St Pancras as well as Streatham Common Station (National Rail) providing easy access into the city centre via Balham, Clapham Junction and Victoria. Streatham High Road also well served by numerous bus routes heading into the city centre as well as Brixton station.

Combining convenience, comfort, and strong investment potential, this substantial one-bedroom leasehold flat is not to be missed.

Early viewing is highly recommended!

Disclaimer

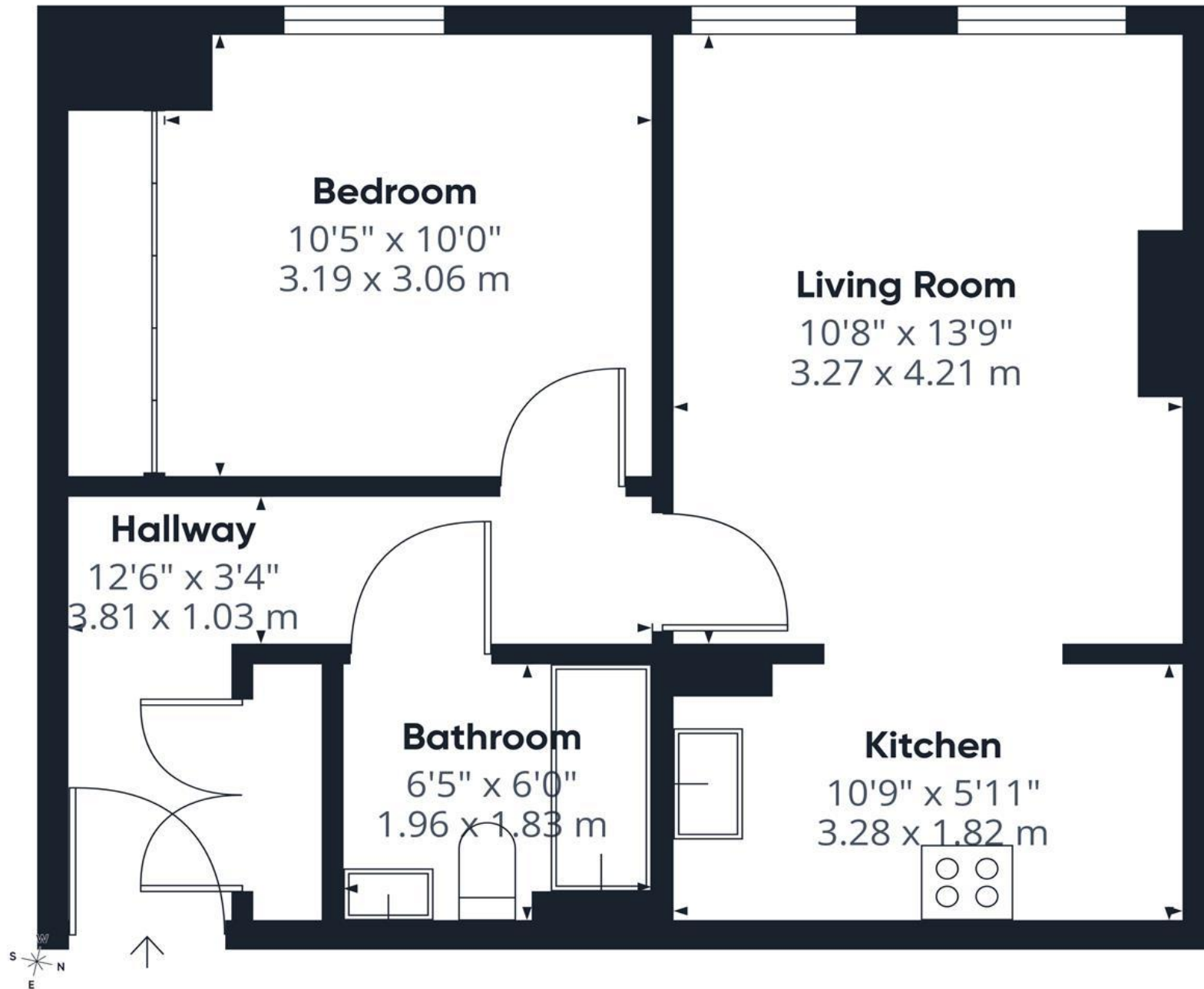
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	81	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area^m

452 ft²

41.9 m²

(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 – 102 years remaining

Service Charge – £2,493

Council Tax Band – B

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
No 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

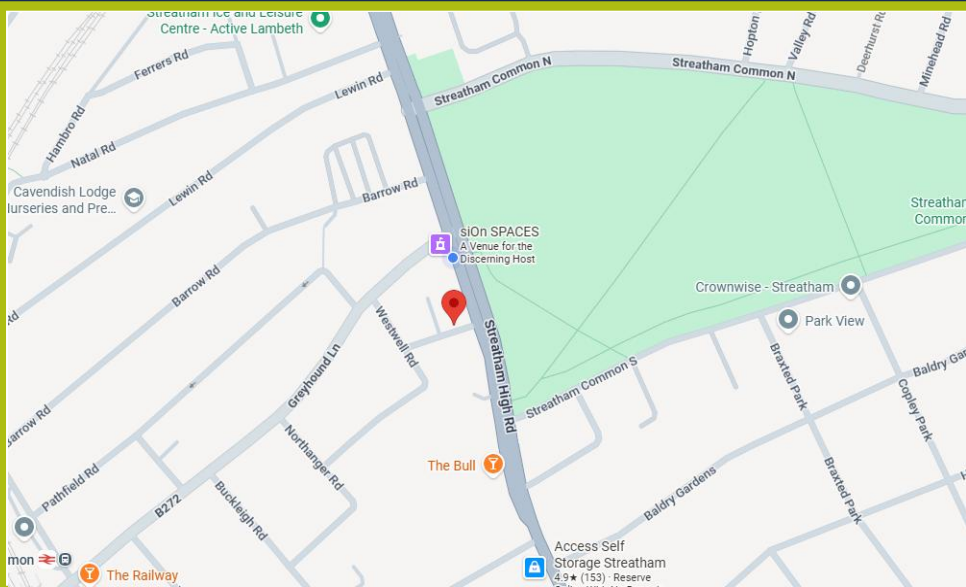


Flood Risk

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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