

FOR SALE



Eardley Road, Streatham, SW16

GUIDE PRICE £400,000 Share of Freehold

 **3**

 **1**


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Property Description

This spacious and well-proportioned three-bedroom first-floor flat offers excellent living space and is ideally suited to modern family life. The property features a generous reception room and a well-appointed kitchen/diner, providing a versatile space for both everyday living and entertaining. Offered to the market chain free, the property represents an excellent opportunity for families, first-time buyers and investors alike.

For those who enjoy the outdoors, both Tooting Bec Common and Streatham Common are within easy walking distance, offering extensive green open spaces. The surrounding area also boasts an appealing mix of independent shops, cafés, restaurants and popular local pubs, providing everything you need close to home.

Ideally positioned on Eardley Road in Streatham, the property benefits from an excellent selection of local amenities, highly regarded schools and convenient transport links. Streatham Common and Streatham railway stations are both within easy reach, providing direct connections into Clapham Junction, London Victoria and London Bridge.

Disclaimer

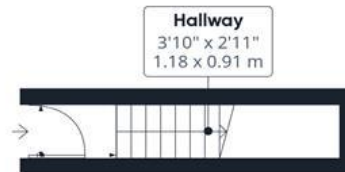
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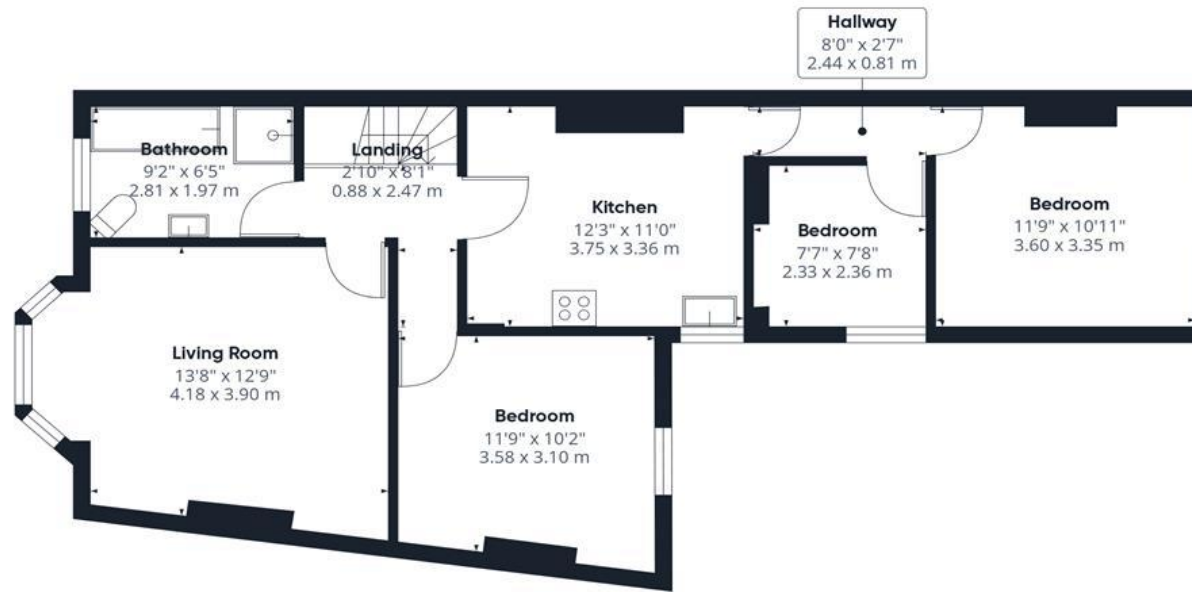
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	70	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Ground Floor



Floor 1

Approximate total area^m

790 ft²

73.3 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 (with a Share of Freehold)

Length Of Lease – 114 years remaining

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Conversion flat)



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



Mobile Signal
Good Coverage

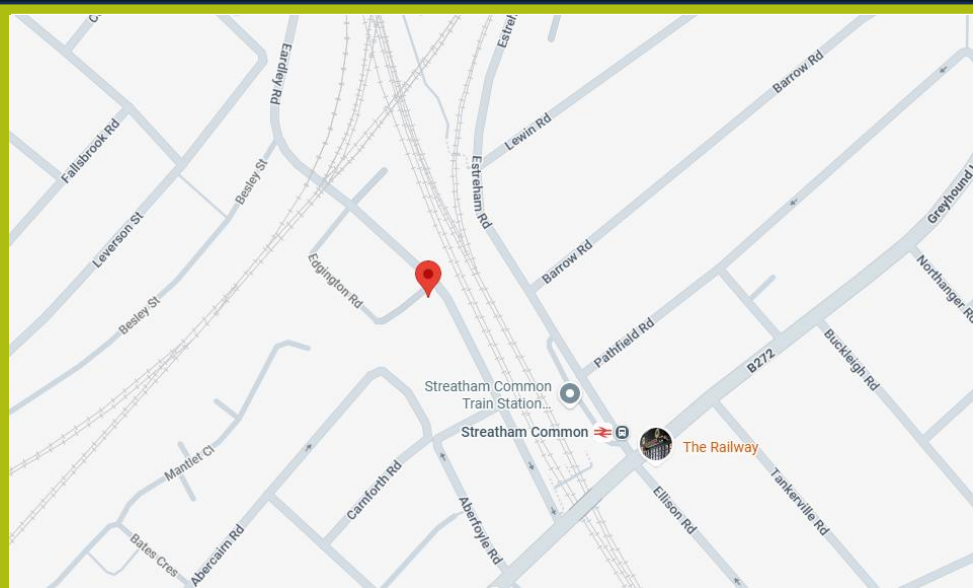


Flood Risk

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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