

FOR SALE



Streatham High Road, Streatham, London, SW16

OFFERS IN EXCESS OF £300,000 Leasehold

 **2**

 **1**

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Property Description

Presenting this beautifully refurbished two-bedroom flat, ideally positioned on Streatham High Road and just moments from the expansive green spaces of Streatham Common. Finished to a high modern standard, the property perfectly combines style, comfort, and convenience.

The flat opens into a bright and airy open-plan living area, complete with a sleek, fully fitted kitchen ideal for both entertaining guests and unwinding after a long day. The accommodation further comprises two double bedrooms and a contemporary, well-appointed bathroom.

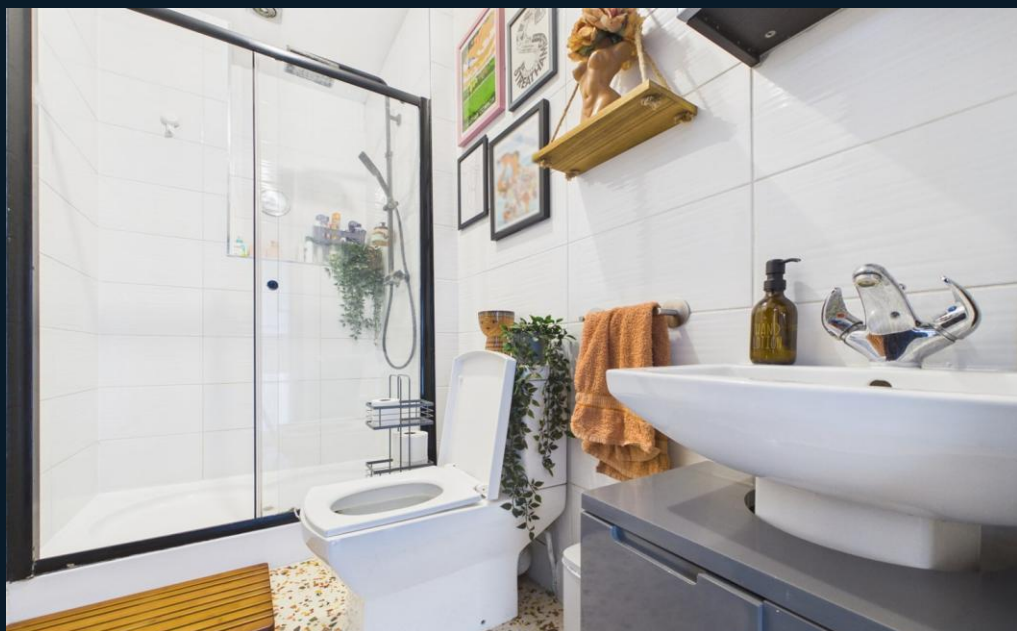
Situated on Streatham High street, Streatham Common Overground Station is just a short walk away, offering swift connections into London Bridge and Victoria. Residents will also enjoy easy access to a vibrant selection of local shops, cafés, bars, and restaurants, creating a lively and convenient neighbourhood setting.



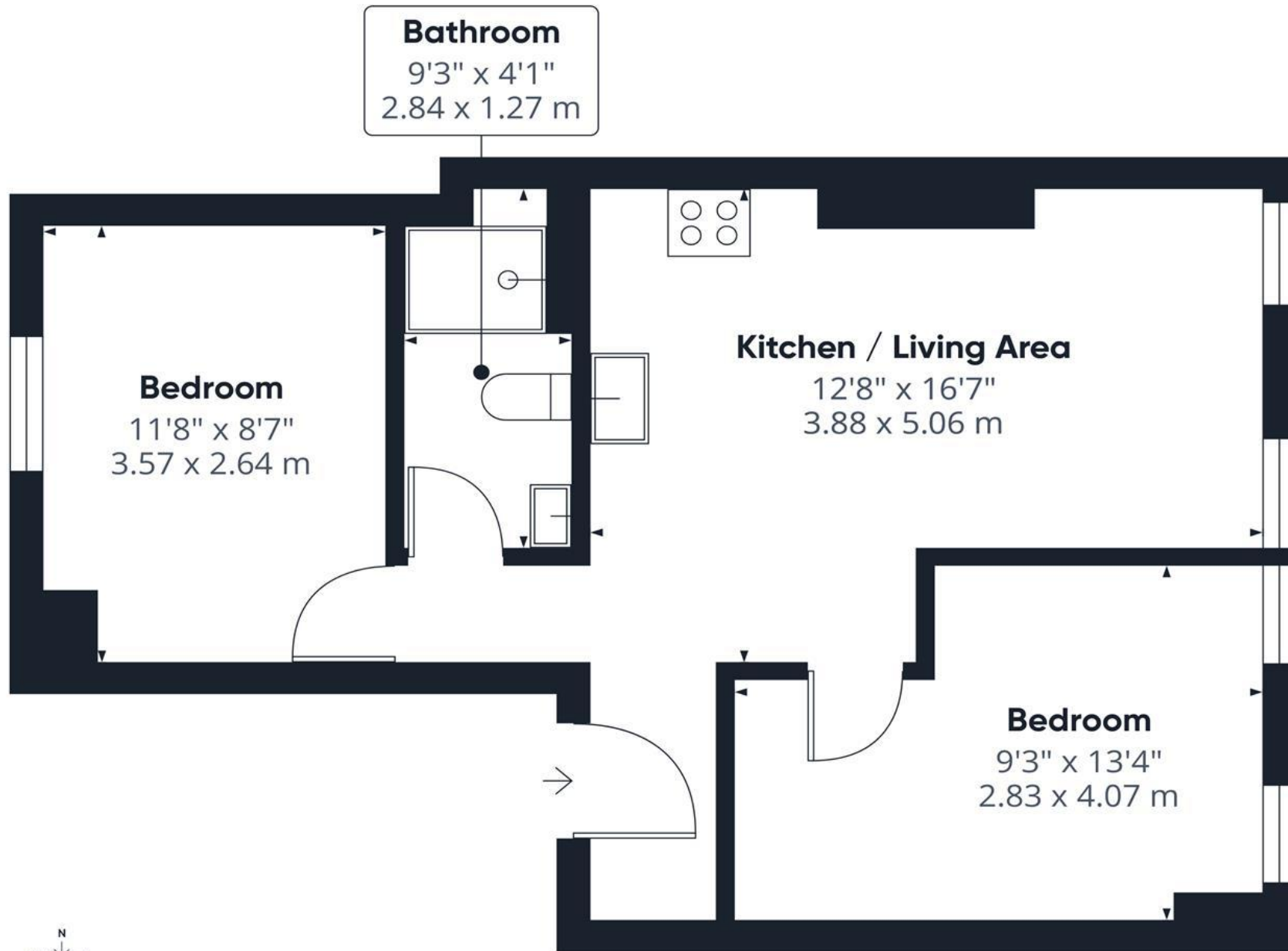
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	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







Approximate total area^m
456 ft²
42.3 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

Length Of Lease – 115 years remaining

Service Charge – £250

Ground Rent – £250

Building Insurance – £332.55

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Free 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

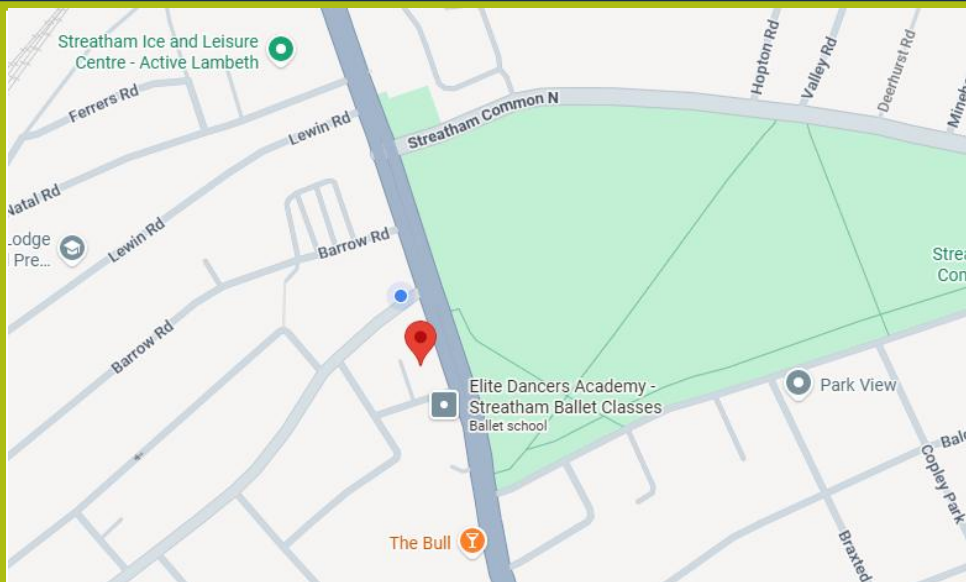


Flood Risk

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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