

FOR SALE



Lewin Road, Streatham, SW16

GUIDE PRICE £650,000 Freehold

 **4**

 **2**


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Property Description

Situated on the sought-after Lewin Road in Streatham, this charming Victorian terraced house offers an excellent opportunity to acquire a spacious family home. Boasting four well-proportioned bedrooms, two bathrooms, and an additional separate toilet with additional ample storage throughout. The property is offered Chain Free.

The residence features two reception rooms, allowing for versatile living and entertaining spaces, while the private patio garden offers a tranquil outdoor retreat. The property's classic Victorian character is complemented by practical contemporary amenities throughout.

Additionally, the property is conveniently located within walking distance to excellent public transportation, making it easy to explore the surrounding area. Rail link options are excellent, with Streatham Common Station providing convenient access to Victoria and London Bridge, while Streatham Station offers connections to Blackfriars and Farringdon via the Thames Link Service, as well as trains to London Bridge.

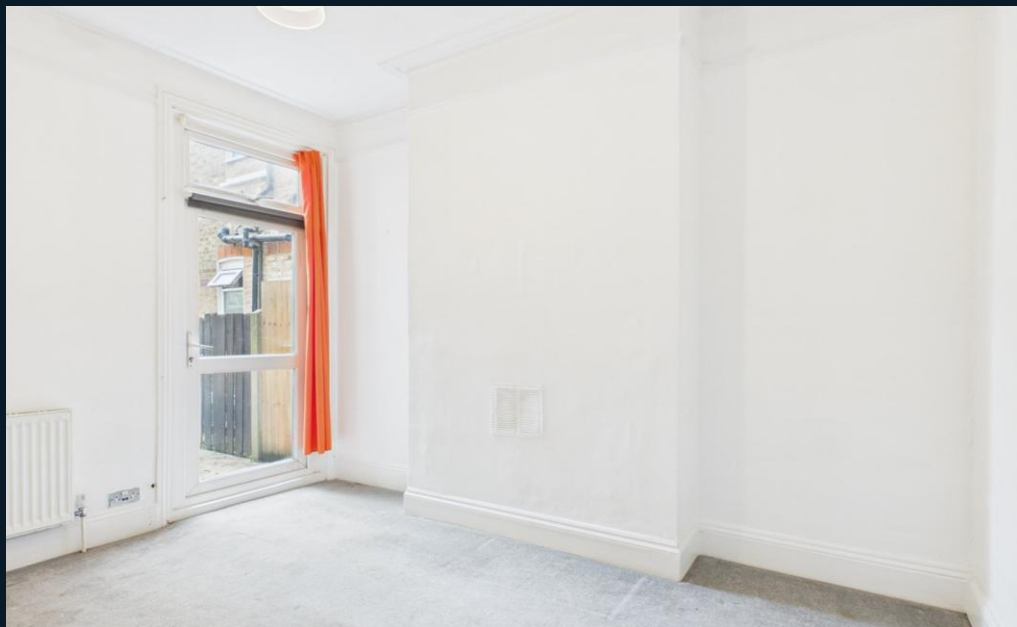
Nature enthusiasts will appreciate the close proximity to green spaces such as Streatham Common, The Rookery, and Norwood Grove, offering tranquility.

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		77
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

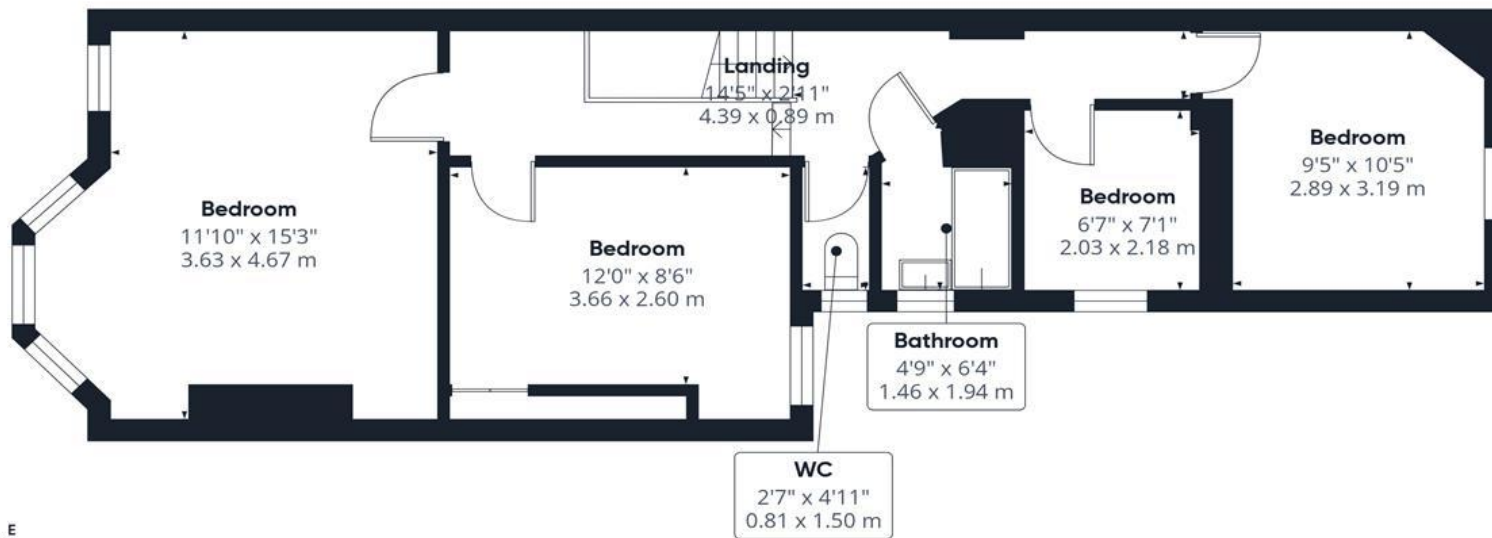






Ground Floor

Approximate total area^m
1204 ft²
111.7 m²



Floor 1

(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 – Freehold

Council Tax Band – F

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

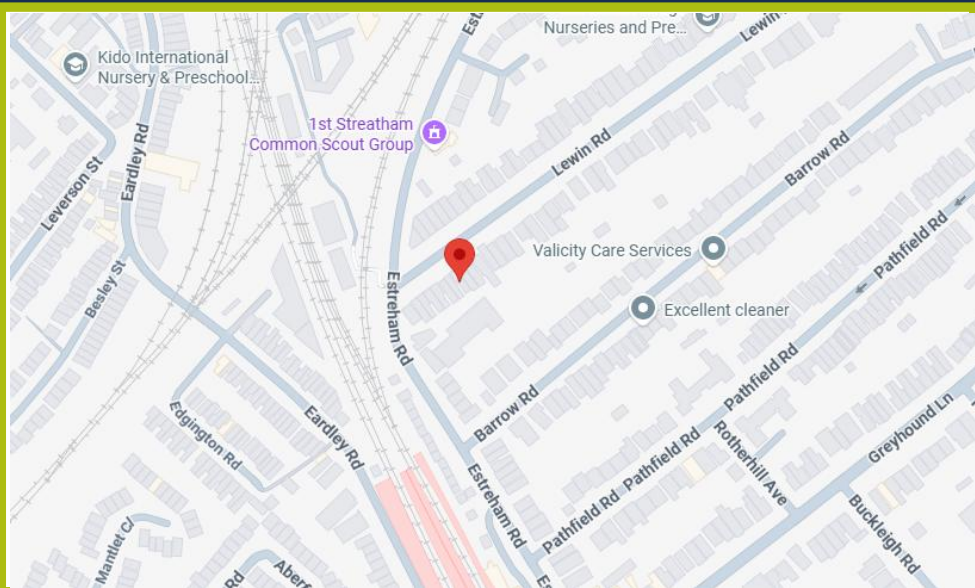


Flood Risk

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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