



Streatham High Road, London SW16 3QH

welcome to

Streatham High Road, London

This charming one-bedroom flat beautifully combines modern convenience with classic comfort, ideally positioned in the heart of one of South London's most vibrant neighbourhoods.

Upon entering, you are welcomed by a bright and airy reception room, creating a warm and inviting atmosphere throughout the home. The property offers a separate, well-appointed kitchen, a spacious double bedroom, and a three-piece bathroom suite. Residents also benefit from access to a communal parking area, adding further practicality to this appealing home.

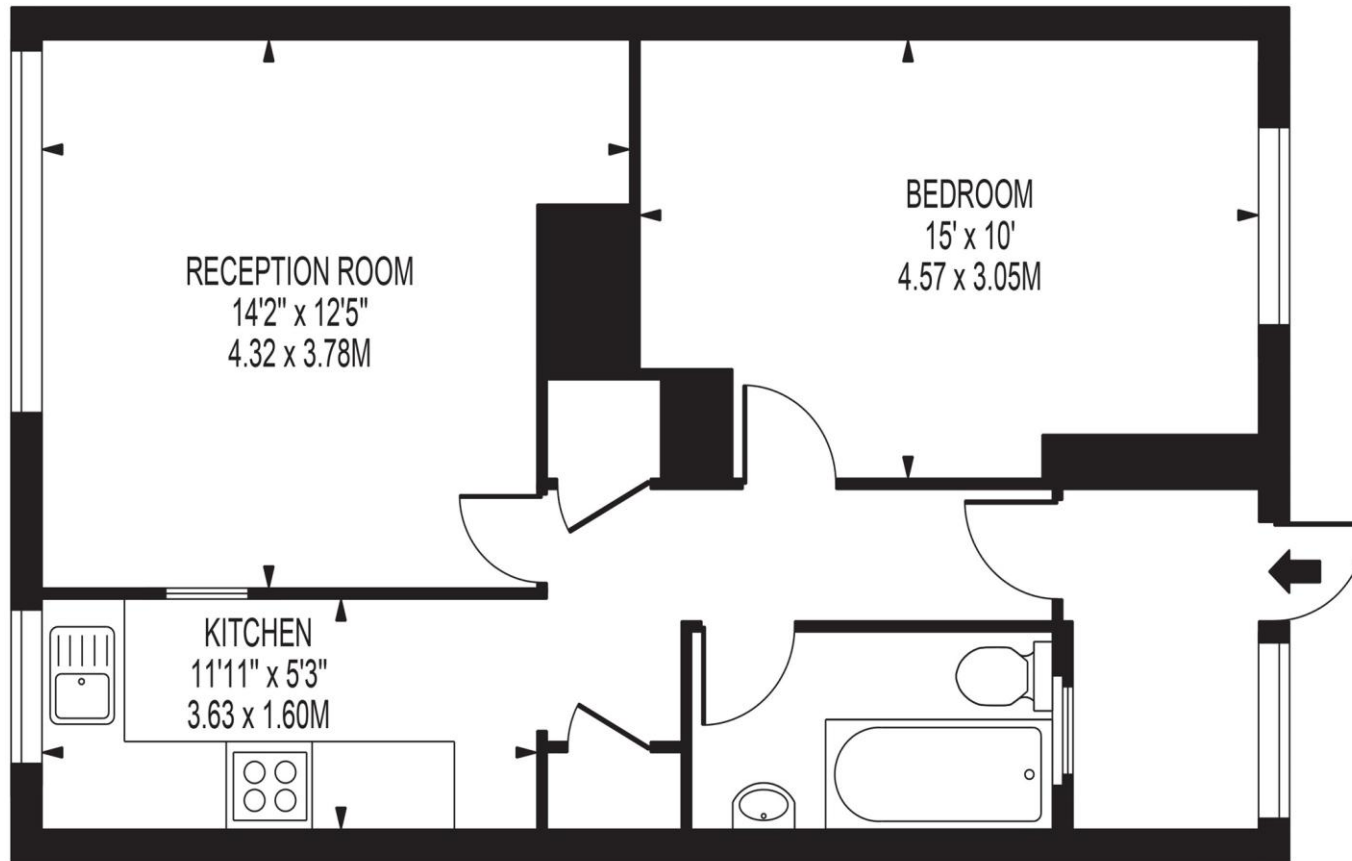
Situated on Streatham High Road, the flat enjoys immediate access to a wide range of local amenities, including shops, restaurants, cafés, and supermarkets - everything you need right on your doorstep. For those who enjoy green open spaces, both Streatham Common and Norbury Park are nearby, providing the perfect setting for summer walks and outdoor leisure.

Excellent transport links further enhance the property's appeal, with Norbury Station, Streatham Station, and Streatham Hill Station all within approximately one mile, making commuting into Central London and beyond straightforward and convenient.



STREATHAM HIGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 531 SQ FT - 49.33 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Excellent Transport Links
- Light and Airy
- Spacious reception room
- One Double Bedroom
- Moments away from Streatham common

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jan 1998.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110565



Property Ref:
STM110565 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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