

FOR SALE



Bray Court, Madeira Road, SW16

GUIDE PRICE £350,000.00 Leasehold



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Property Description

Stunning Two-Bedroom Penthouse Apartment in the Prestigious Bray Court Development. Occupying the top floor of the highly regarded Bray Court development on Madeira Road, this exceptional two-bedroom penthouse apartment offers contemporary living at its finest. Finished to an outstanding specification throughout, the property combines elegant design, generous proportions, and an abundance of natural light to create a truly impressive home.

Beautifully presented and thoughtfully designed, the apartment boasts two spacious double bedrooms, a luxurious contemporary bathroom, and a superb open-plan living, dining, and kitchen area. Expansive windows flood the interior with natural light, enhancing the bright, airy ambience and providing the perfect space for both everyday living and entertaining.

The sleek, fully integrated kitchen has been finished to a high standard and is complemented by stylish flooring, quality fixtures and fittings, and the energy-efficient benefits expected of a modern new-build home. Further enhancing its appeal, the property is offered with a three-year car club membership and is available with no onward chain, allowing for a smooth and straightforward purchase.

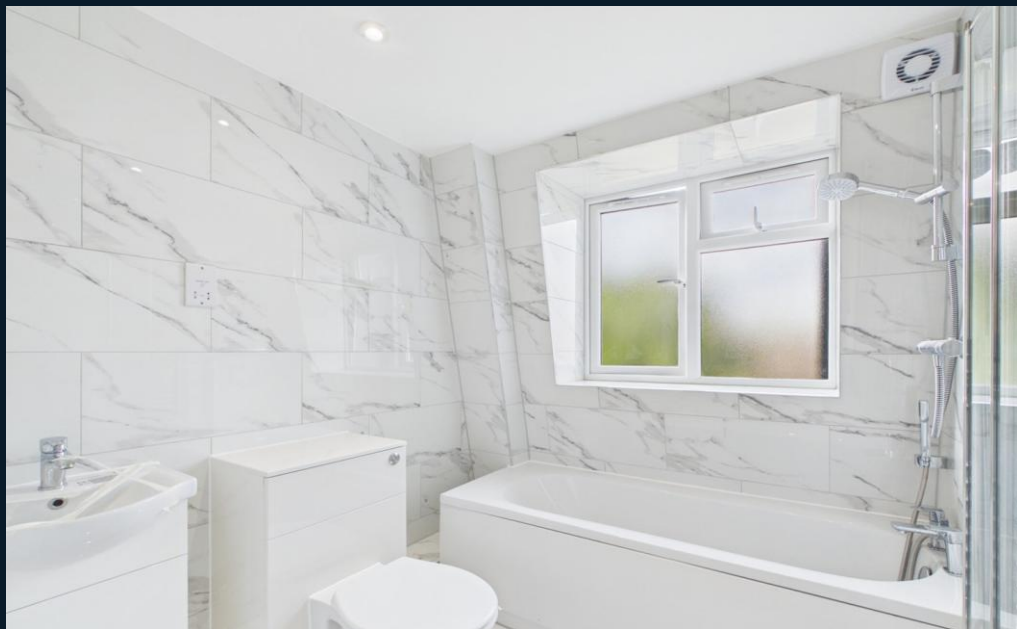
Bray Court is perfectly positioned to enjoy the best of Streatham's vibrant lifestyle. Both Streatham and Streatham Common stations are within easy reach, providing fast and convenient links to Clapham Junction, London Victoria, and London Bridge. A superb selection of independent cafés, restaurants, bars, shops, and everyday amenities can be found along nearby Streatham High Road, while the expansive green spaces of Streatham Common and the picturesque Rookery Gardens are just a short walk away, offering an ideal retreat for leisure and recreation.

Combining high-quality finishes, an enviable penthouse position, and an excellent South London location, this outstanding apartment presents an ideal opportunity for first-time buyers, professionals, and investors seeking a stylish home in a well-connected setting.



Disclaimer

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Hallway
3'10" x 14'11"
1.19 x 4.57 m

Kitchen / Living Area

17'1" x 11'8"
5.22 x 3.57 m

Hallway

9'1" x 3'0"
2.78 x 0.93 m

Bathroom

6'3" x 6'6"
1.91 x 2.00 m

Bedroom

7'1" x 6'10"
2.16 x 2.09 m

Bedroom

8'4" x 10'4"
2.55 x 3.15 m



Approximate total area⁽¹⁾

477 ft²

44.3 m²

Reduced headroom

33 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 – 125 years remaining

Service Charge – £1500

Council Tax Band – TBC

Local Authority – Lambeth



Property Type
Flat (Top Floor)



Construction Type
Brick



Parking
Free Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard / Superfast /
Ultrafast



Mobile Signal
Good Coverage

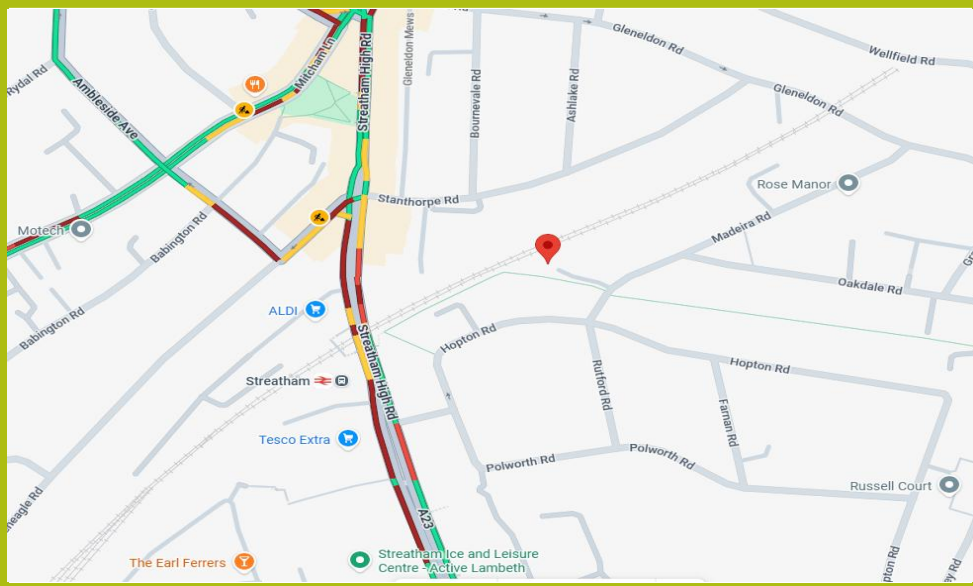


Flood Risk

*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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