

FOR SALE



Hill House Road, Streatham Common, SW16

Offers In Excess Of £400,000 Share of Freehold

 **2**

 **1**


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Property Description

This stunning two double bedroom, top-floor apartment enjoys impressive views across London and is situated on the highly desirable Hill House Road. The property has been thoughtfully remodelled and refurbished to a very high standard, offering stylish and contemporary living throughout.

The apartment boasts a spacious open-plan living and kitchen area, which is flooded with natural light and provides an excellent space for both relaxing and entertaining. The modern kitchen features a range of high-quality integrated appliances, including a dishwasher, washing machine and oven.

Hill House Road is ideally located for the green open spaces of Streatham Common and The Rookery, perfect for enjoying leisurely walks and outdoor pursuits. Streatham High Road is also close by, offering an excellent selection of bars, restaurants, cafés and supermarkets.

The area benefits from excellent transport links, with both Streatham and Streatham Common stations within easy reach. These provide regular Overground services to Clapham Junction, Victoria and London Bridge, while a range of local bus routes offer convenient connections throughout the surrounding area.

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	81	81
69-80 C		
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

Approximate total area⁽¹⁾
676.01 ft²

Reduced headroom
101.14 ft²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Leasehold with Share of Freehold

Length Of Lease – 116 years remaining

Service Charge – £0

Ground Rent – £0

Building Insurance - £415.63

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Free Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Central Heating



Broadband
Standard / Superfast /
Ultrafast



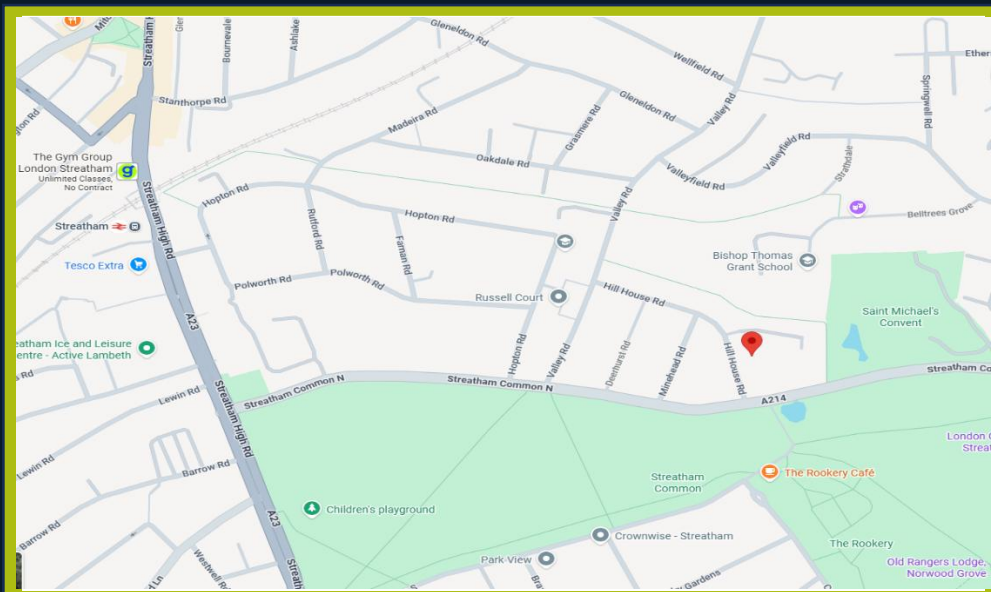
Mobile Signal
Good Coverage



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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