

FOR SALE



Pathfield Road, Streatham, London, SW16

Offers Over £425,000 Share of Freehold

 **2**

 **1**


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Property Description

Excited to present this charming ground floor flat on Pathfield Road, set along a tree-lined residential street in the heart of Streatham.

Offered to the market chain-free, the property boasts generous proportions throughout and provides a fantastic blank canvas for those looking to add their own touch. Ideal for investors or first-time buyers alike, this flat offers great potential to create a truly bespoke home.


The separate kitchen is well laid out, offering ample storage and worktop space, perfect for everyday cooking. The property features a spacious double bedroom with double doors opening onto a rear garden, a second double bedroom, and a bathroom, all presented in excellent decorative order. Further benefits include a sizeable basement, providing superb additional storage space.

Residents on Pathfield Road can enjoy the convenience of both Streatham and Streatham Common train stations just moments away. Local amenities in Streatham are in abundance and include both independent and high street retailers such as London Smoke & Cure and M&S, fitness and leisure facilities such as Element Fitness, Yoga Edge and Virgin Active. There are also numerous cafés, restaurants, bars and pubs. Streatham Common Station offers transport into both Victoria and London Bridge whilst Streatham Station provides links into Blackfriars and Farringdon with a Thames Link Service as well as trains into London Bridge.

Disclaimer

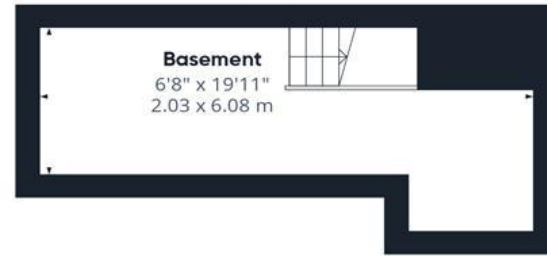
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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.



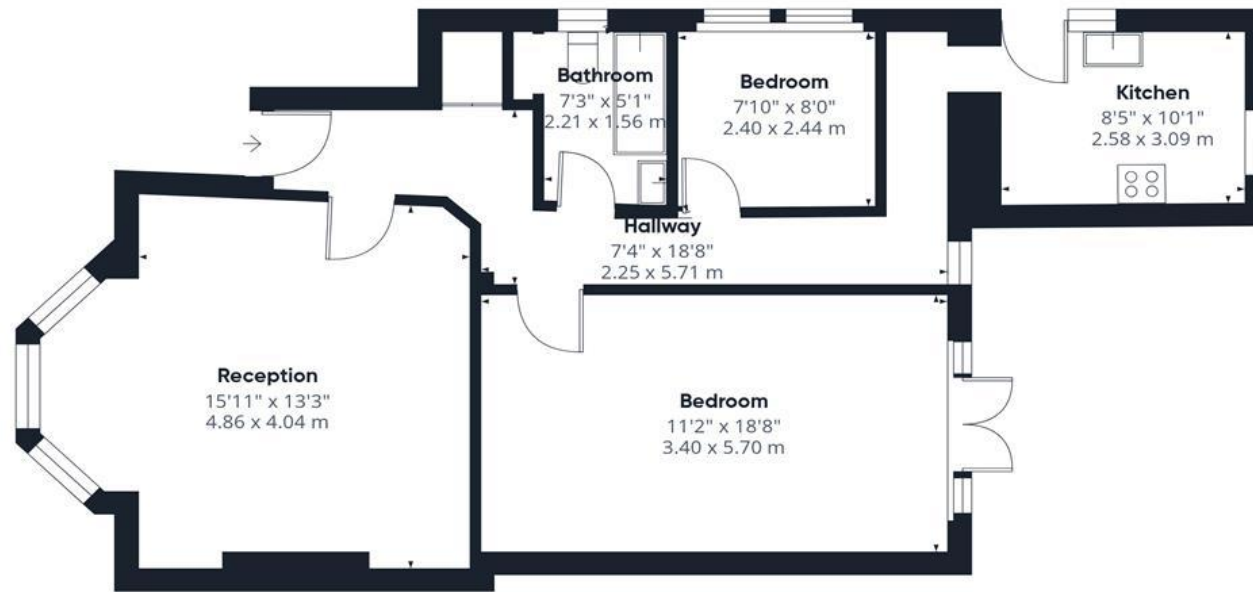
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		75
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	







Floor -1



Ground Floor



Approximate total area⁽¹⁾

894 ft²

83 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 – Share of Freehold

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (End of Terrace)



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



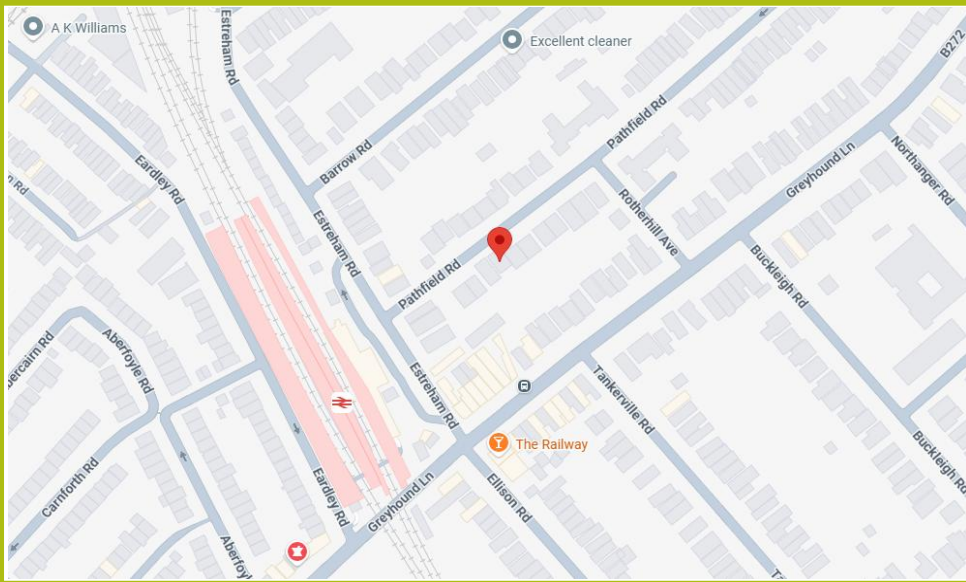
Mobile Signal
Good Coverage



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

