

**FOR SALE**



**Stanthorpe Road, Streatham, London, SW16**

**Offers In Excess Of £450,000 Share of Freehold**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

A beautifully presented and thoughtfully proportioned two-bedroom ground floor flat, offering an exceptional sense of space and an abundance of natural light throughout.

This stunning ground floor flat features a kitchen-dining room and providing direct access to a beautifully landscaped private garden. This seamless indoor-outdoor connection creates a perfect setting for relaxing evenings, alfresco dining, or entertaining guests in a tranquil and secluded environment. The flat comprises two well-sized bedrooms with ample space for storage. The property benefits from two separate bathrooms: one featuring a bathtub with an overhead shower, and the second a sleek, modern shower room.

Stanthorpe is situated just a short walk from Streatham Station, commuting is a breeze, with fast connections to central London. You'll also be within easy reach of local shops, cafes, supermarkets, and a variety of bus routes linking you to Brixton, Croydon, and beyond. The area is home to several beautiful green spaces, including Streatham Common, The Rockery, Norwood Grove, and Tooting Common, ideal for weekend strolls or picnics. With a long lease and no onward chain, this flat is a hassle-free option for first-time buyers or investors looking to move quickly.



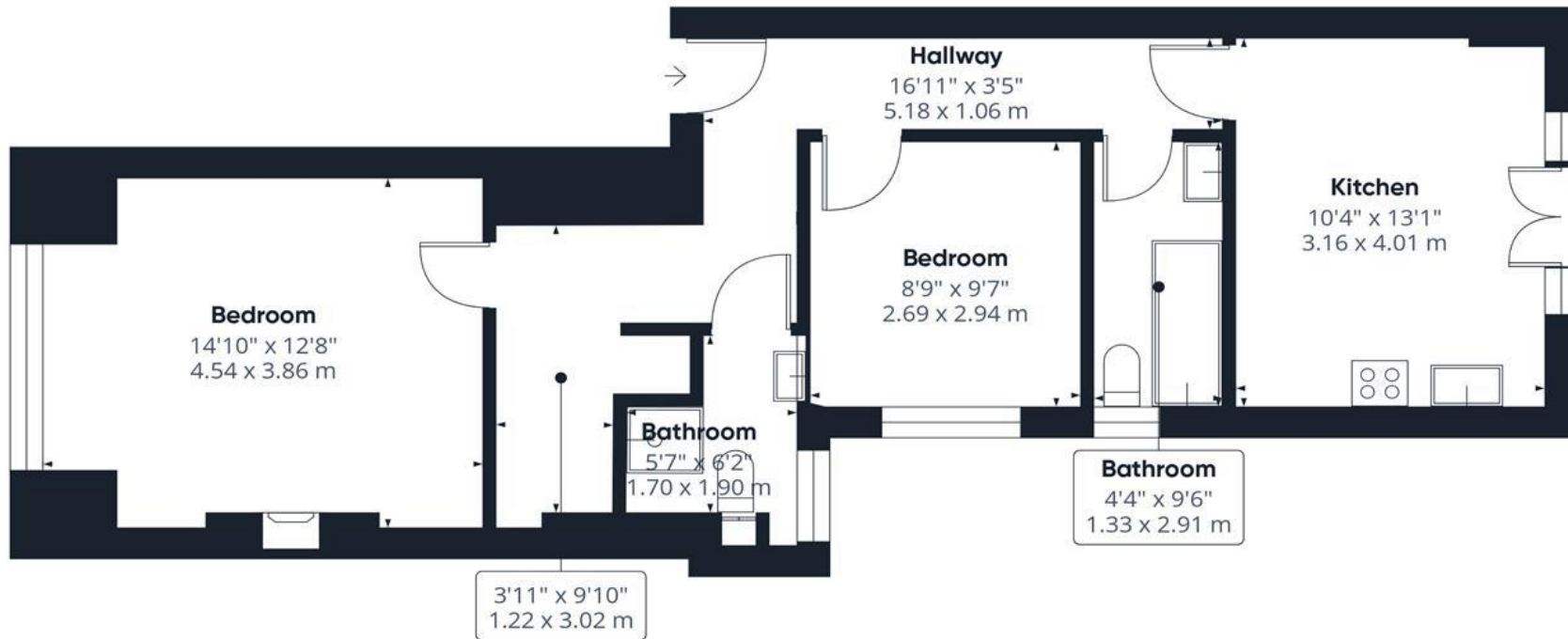
## Disclaimer

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		76
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>  
605 ft<sup>2</sup>  
56.2 m<sup>2</sup>

(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** – Leasehold (leasehold with a Share of Freehold)

**Length Of Lease** – 100 years remaining

**Service Charge** – £0

**Ground Rent** – £0

**Council Tax Band** – C

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Ground Floor)



**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

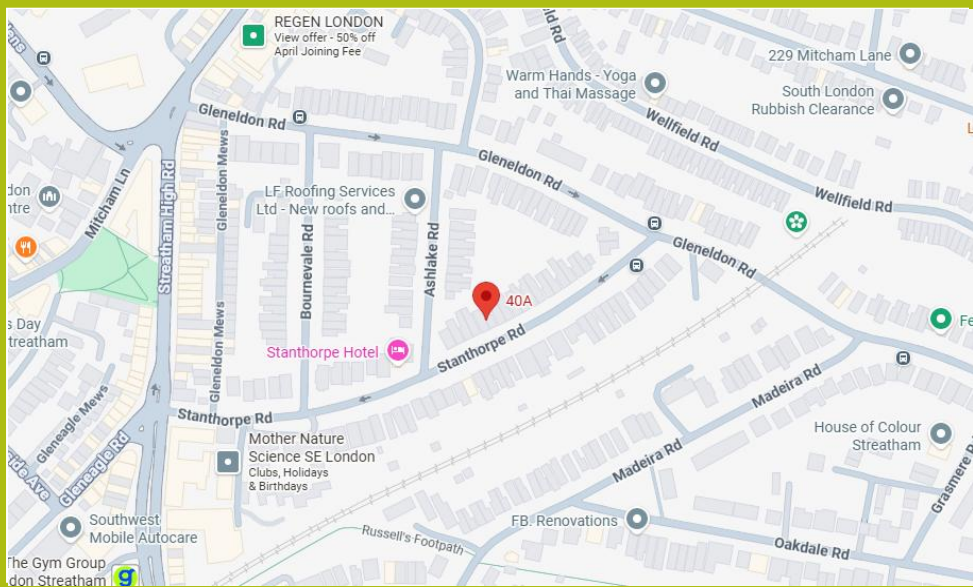


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development in Immediate Locality?**  
Yes



### 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

