

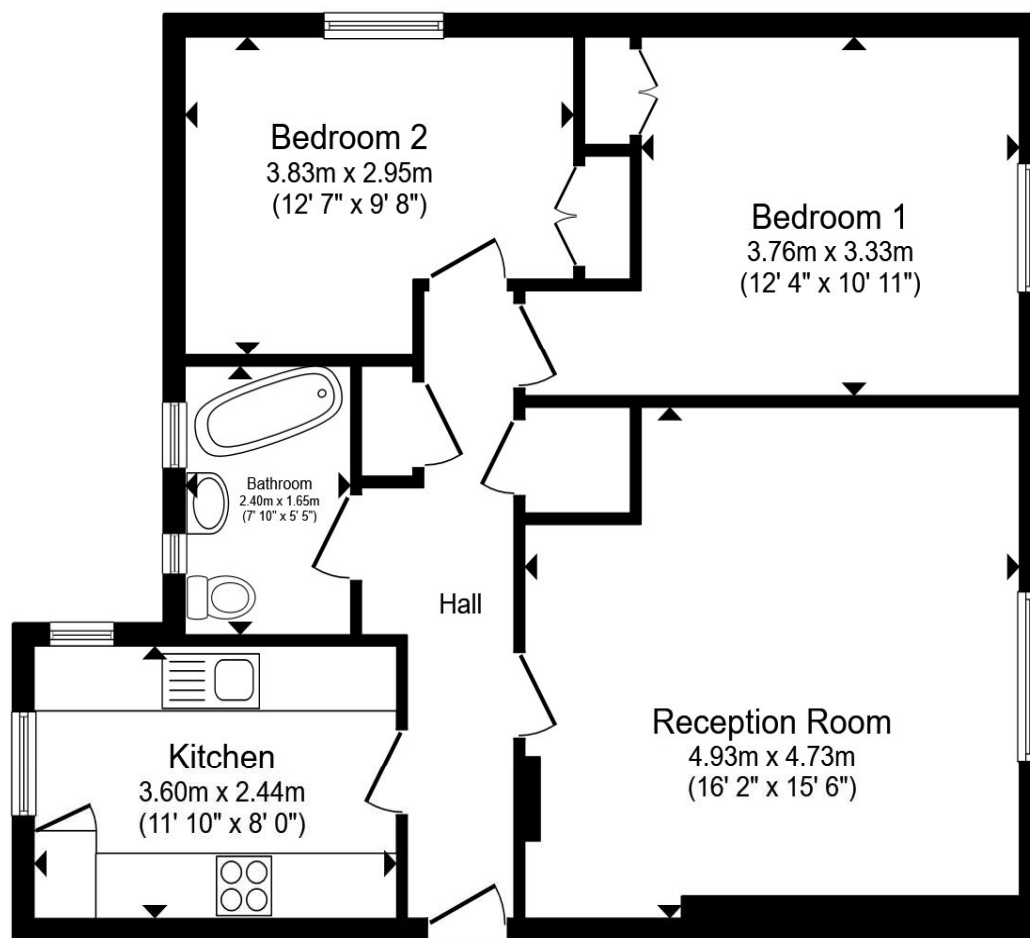


22A Madeira Road, Streatham London SW16 2DF

welcome to
22A Madeira Road, Streatham London

A well-presented two-bedroom ground floor apartment set within a sought-after residential development on the ever-popular Madeira Road, benefiting from access to attractive communal gardens and offered to the market through sole agents.





This bright and spacious home provides well-balanced accommodation throughout, comprising two generously sized bedrooms, a welcoming reception room, a fitted kitchen and a family bathroom. The ground floor position offers ease of access, while the communal gardens provide a pleasant outdoor space for residents to enjoy.

Ideally located in the heart of Streatham, the property is perfectly positioned for commuters, with both Streatham Station and Streatham Common Station within easy reach, providing direct links into London Bridge, London Victoria and Clapham Junction.

Total floor area 71.4 m² (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

22A Madeira Road, Streatham London

- Two-bedroom ground floor apartment
- Access to well-maintained communal gardens
- Spacious and well-proportioned accommodation
- Popular residential location
- Close to Streatham and Streatham Common stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1941.12

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 2019. 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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110758



Property Ref:
STM110758 - 0004

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.

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