

**FOR SALE**



Streatham High Road, Streatham, London, SW16

**GUIDE PRICE £225,000 Leasehold**

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**samuel estates**  
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# Property Description

Excited to present this one bedroom first floor flat benefitting from a bright living area with an open plan kitchen, modern shower room and double bedroom. This property is offered Chain Free to the market. Ideally positioned on Streatham High Road. Finished to a high modern standard, the property perfectly combines style, comfort, and convenience.

Located opposite Streatham Common, there is an abundance of local shops, restaurants, bars and much more. Transport links include Streatham Station with direct links to Blackfriars, London Bridge and St Pancras as well as Streatham Common Station (National Rail) providing easy access into the city centre via Balham, Clapham Junction and Victoria. Streatham High Road also boasts an abundance of bus routes heading into the city centre as well as Brixton station.



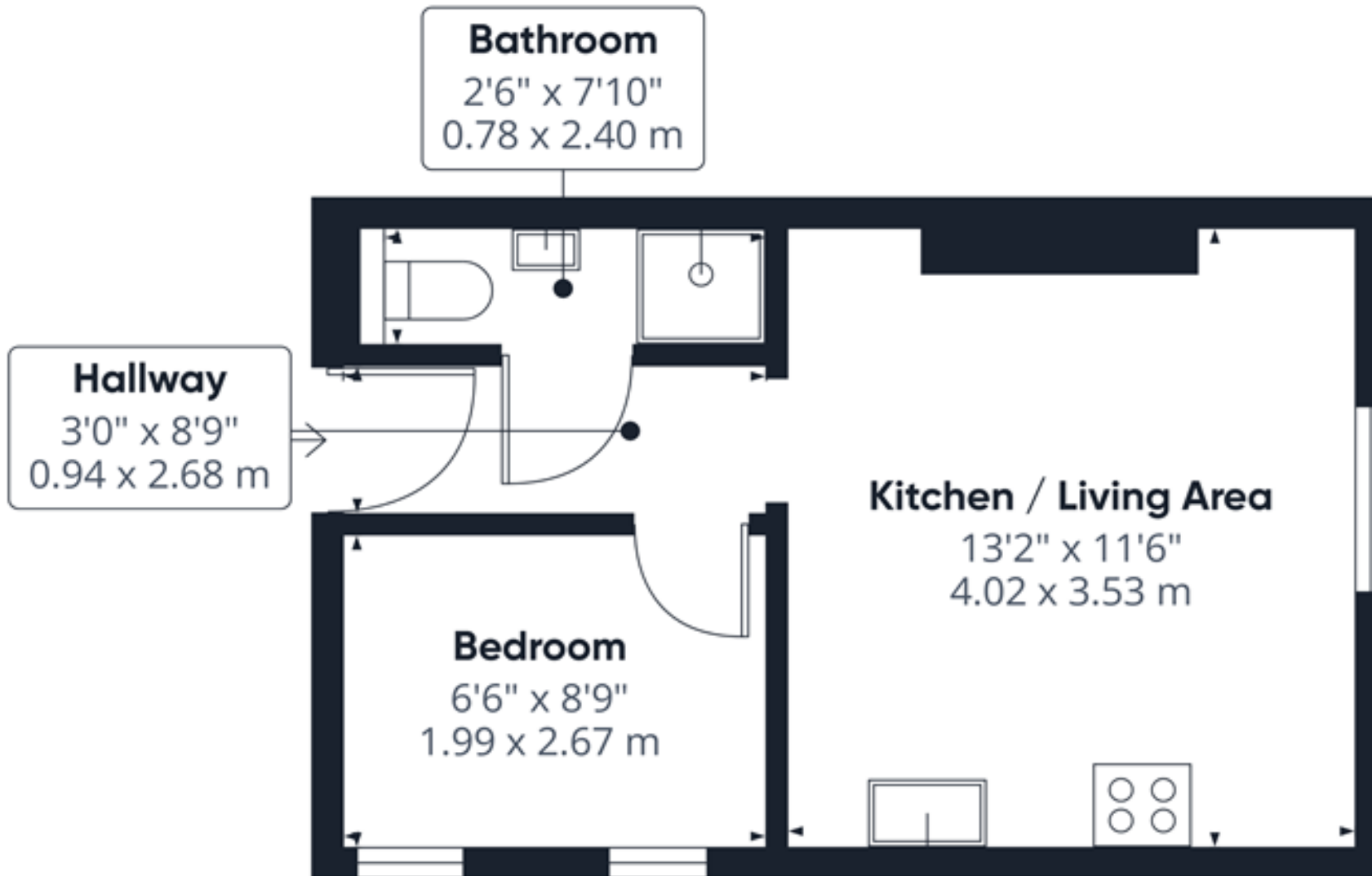
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	71	76
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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.







Approximate total area<sup>1)</sup>  
251 ft<sup>2</sup>  
23.4 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.

GIRAFFE 360



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 115 years remaining

**Service Charge** – £200

**Ground Rent** – £250

**Building Insurance** – £332.25

**Council Tax Band** – B

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Conversion)



**Construction Type**  
Brick



**Parking**  
No 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

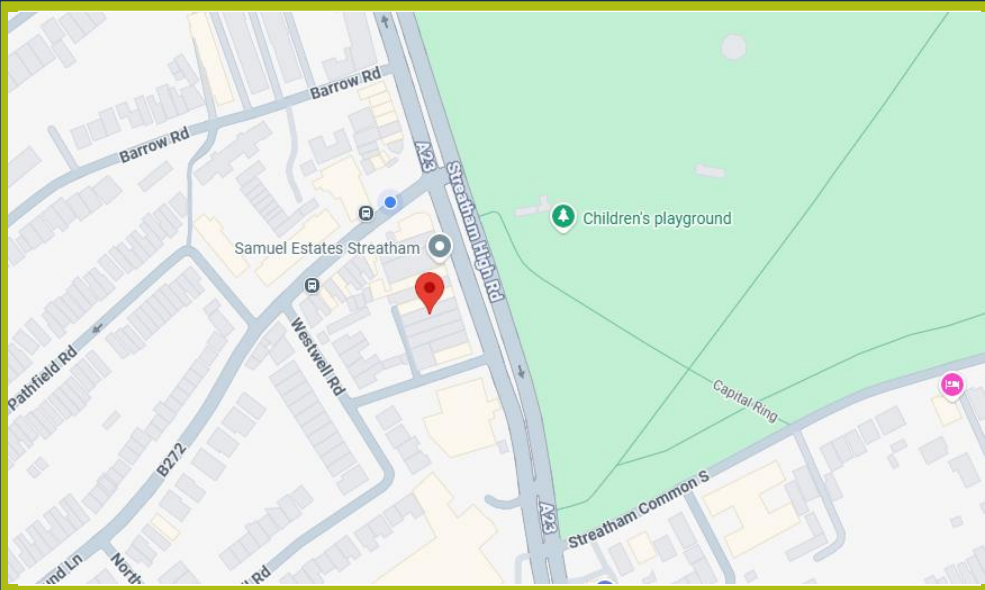


**Flood Risk**

*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



[samuelestates.com](http://samuelestates.com)