

# RPRS

CONTACT

Bradley Hever  
+44 (0) 203 148 7500  
property@rprs.co.uk

rprs.co.uk



## FOR SALE

## £225,000

**Studio apartment with modern fixtures generating £12,600 per annum**

### ADDRESS

31E Eardley Road,  
Streatham Common,  
London  
SW16 6DA

### SIZE

29.95 m<sup>2</sup> (322 ft<sup>2</sup>)  
Approx. gross internal floor area

### KEY FEATURES

- + Studio apartment
- + Second floor
- + Tenanted
- + Income producing: £12,600pa
- + Kitchen with integrated appliances
- + Modern bathroom suite
- + Juliette balcony
- + Intercom entrance system
- + Nearby local travel links

### OVERVIEW

The property is a top floor studio located in Streatham, SW16. The studio is accessed on the top floor of a well maintained building and comprises an entrance foyer providing access into the open plan living space. There is a modern kitchen with integrated appliances and a modern bathroom which includes a bath with a shower over.

The current tenant is holding over on a periodic tenancy which generates an income of £12,600 per annum (£1,050pcm).

### LOCATION

The property is situated in Streatham, a vibrant and well-connected district in south-west London. Streatham is known for its lively High Road, which offers an extensive mix of shops, supermarkets, independent cafés, restaurants, fitness facilities and everyday amenities. The area combines the convenience of urban living with attractive green spaces, including the popular Streatham Common, The Rookery Gardens and Tooting Bec Common.

Streatham is well regarded for its community feel, diverse leisure options and strong local amenities, making it a popular choice for families, professionals and investors seeking both convenience and a well-established neighbourhood environment.

The property is well located between both Streatham Common (0.5 miles) and Streatham Train Stations.



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## ACCOMMODATION

TOTAL 29.95 m<sup>2</sup> 322 ft<sup>2</sup>  
Approx. gross internal floor area

## SERVICES

We understand the property has mains electricity, water, gas and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

## COUNCIL TAX

The property is considered a C rating by Wandsworth Council. Interested parties should make their own investigations.

## TENURE

Leasehold - 199 Years from 25 March 2008  
(Approx 180 years unexpired)  
Service charge - TBC  
Ground rent - TBC

Interested parties should make their own investigations.

## GUIDE PRICE

£225,000

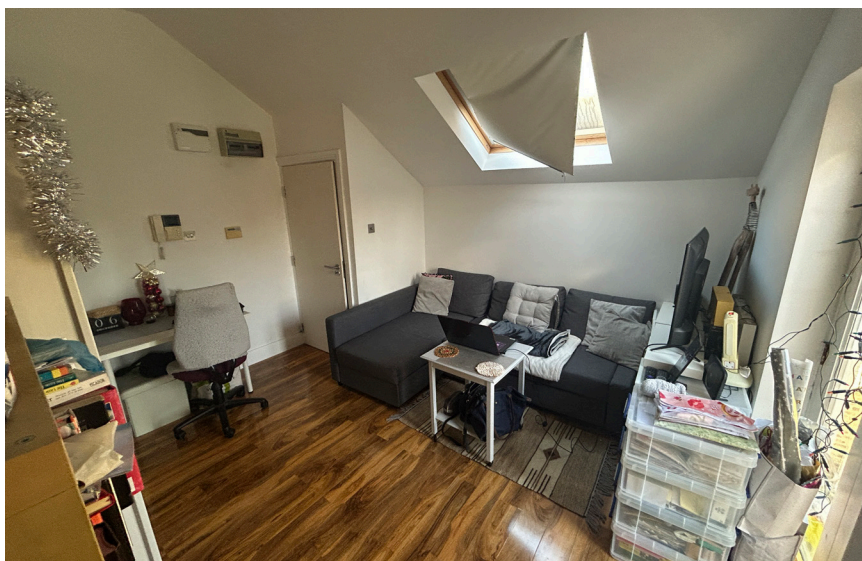
## VIEWING

Please contact sole selling agents:

RPRS  
0203 148 7500  
property@rprs.co.uk

## NOTE

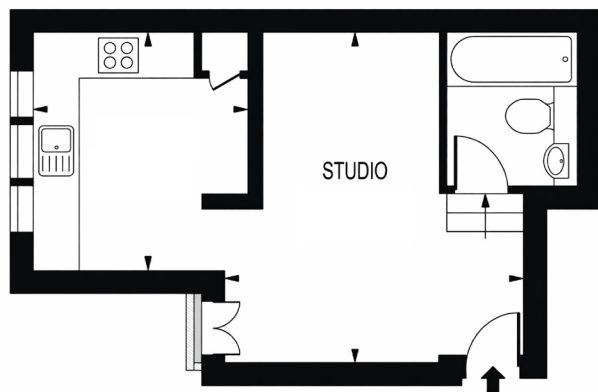
As this is an insolvency related sale, we have limited information available. Interested parties should make their own investigations on all matters.



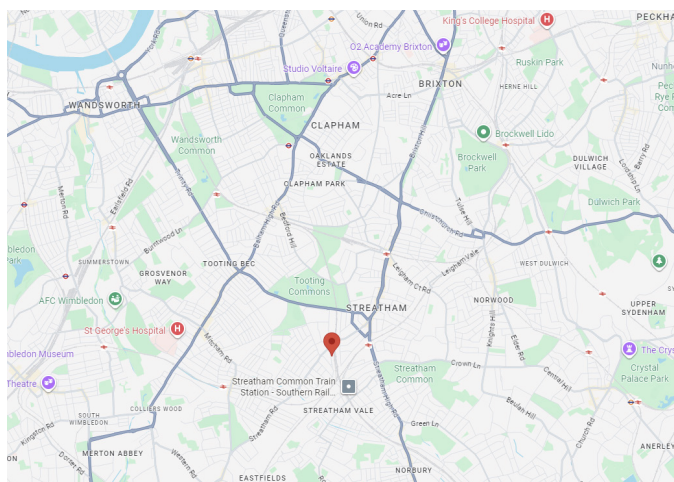
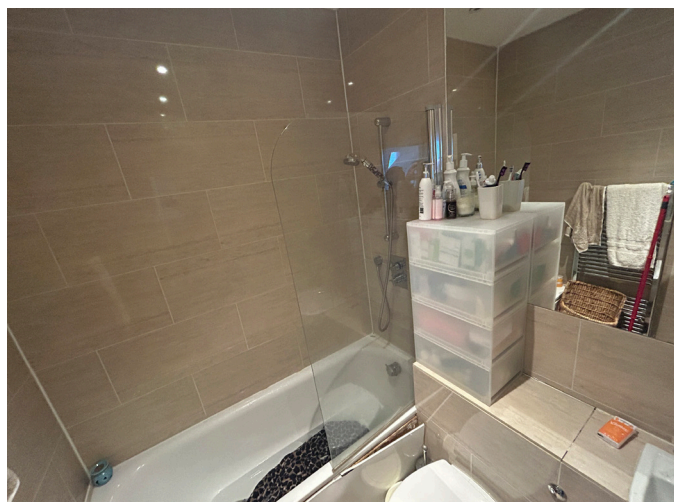


## FLOOR PLANS EARDLEY ROAD

Approximate Gross Internal Floor Area: 29.95m<sup>2</sup> / 322ft<sup>2</sup>



**SECOND FLOOR**  
FOR ILLUSTRATION PURPOSES ONLY



## Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	50 E
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: January 2026