

**FOR SALE**



**Kerlin View, Streatham, SW16**

**GUIDE PRICE £450,000 Freehold**

 **2**

 **1**

  
**samuel estates**  
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# Property Description

A fantastic and generously sized house boasting two double bedrooms and is situated in the highly popular Rowans Park Estate. The ground floor comprises of a spacious living room, a convenient downstairs WC and a fully equipped and modern kitchen/dining room. The first floor has two double bedrooms and a family bathroom with shower over bath.

Added benefits include a large private garden with rear access, a private balcony off the main bedroom, double glazed windows throughout for added insulation, and an allocated parking space.

With its ideal location, just a short walk or bus ride away from Streatham Common Station, you'll have excellent transportation connections across London. This property is an ideal choice for a growing family in need of extra space.

## 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.



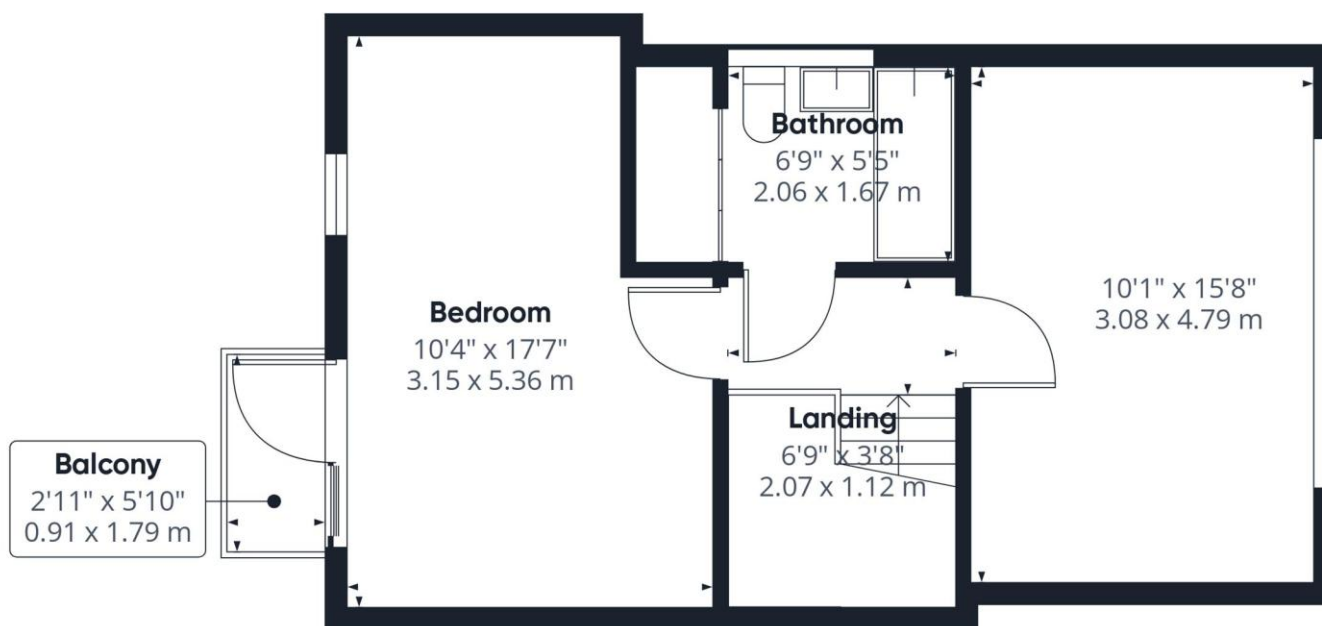
| Energy Efficiency Rating                    |         |                                                                                       |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                             |
| Very energy efficient - lower running costs |         |                                                                                       |
| 92-100 A                                    |         | 91                                                                                    |
| 81-91 B                                     |         |                                                                                       |
| 69-80 C                                     | 79      |                                                                                       |
| 55-68 D                                     |         |                                                                                       |
| 39-54 E                                     |         |                                                                                       |
| 21-38 F                                     |         |                                                                                       |
| 1-20 G                                      |         |                                                                                       |
| Not energy efficient - higher running costs |         |                                                                                       |
| England & Wales                             |         | EU Directive<br>2002/91/EC                                                            |
|                                             |         |  |







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

835 ft<sup>2</sup>

77.6 m<sup>2</sup>

**Balconies and terraces**

17 ft<sup>2</sup>

1.6 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 - Freehold**

**Estate Charge - TBC**

**Council Tax Band - D**

**Local Authority - Merton Council**



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Allocated 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

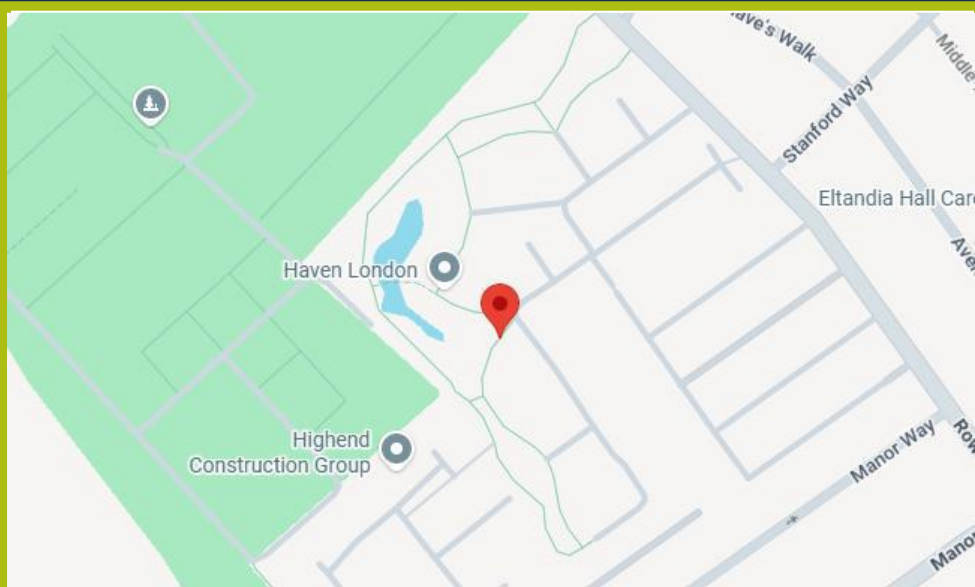


**Flood Risk**

*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



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