

FOR SALE



Streatham High Road, Streatham, SW16

Offers In Excess Of £375,000 Leasehold

 **2**

 **2**


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Property Description

Introducing this beautifully presented two-bedroom ground floor flat, ideally located along Streatham High Road, just a short stroll from the expansive green spaces of Streatham Common. Finished to a stylish modern standard, the property perfectly combines comfort and convenience.

Upon entering, you are welcomed into a bright and spacious open-plan living area, complete with a sleek, fully fitted kitchen that is perfect for both entertaining guests and unwinding at the end of the day. The property further benefits from two generous double bedrooms, a contemporary main bathroom, and a well-appointed en-suite in the main bedroom.

Situated on Streatham High Road, the flat is within easy walking distance of Streatham Common Overground Station, offering swift connections into London Bridge and Victoria. The surrounding area boasts a vibrant selection of shops, cafés, bars, and restaurants, creating a lively and desirable neighbourhood setting.



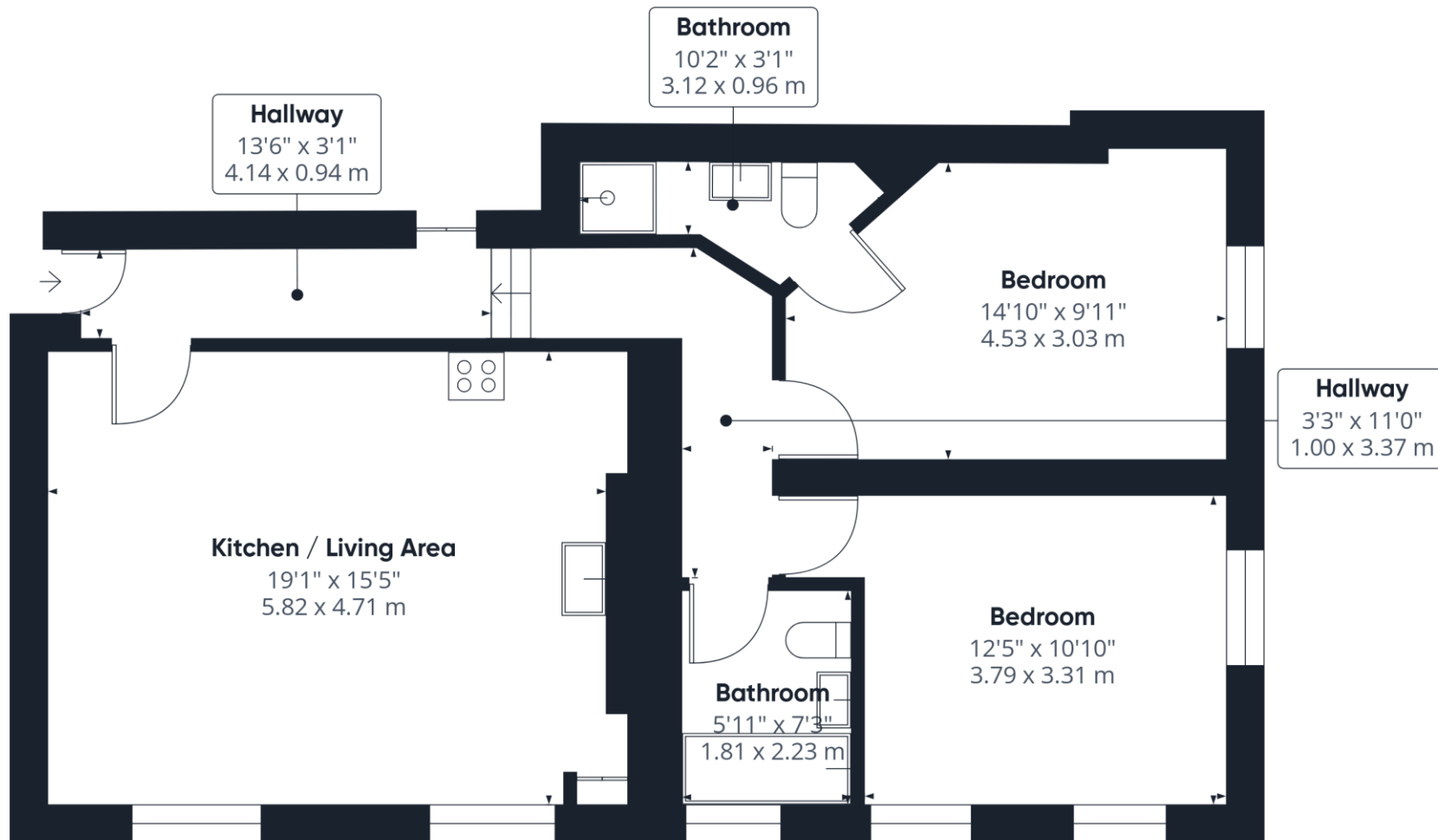
Disclaimer

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
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		81
69-80 C	70	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
 763 ft²
 71 m²

(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

Length Of Lease – 101 years remaining

Service Charge – £3,300

Ground Rent – £250

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Residents 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

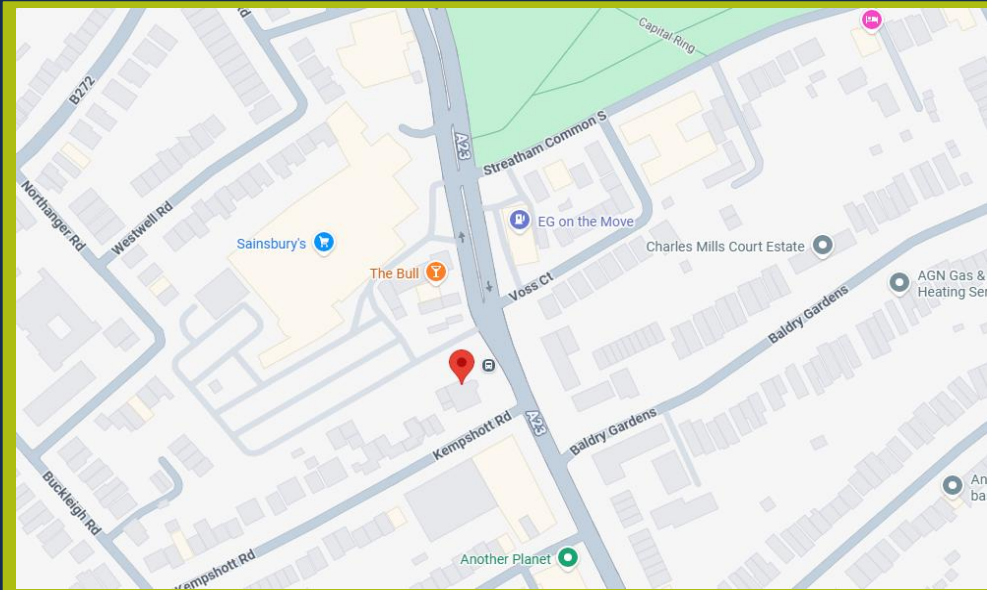


Flood Risk

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

