

FOR SALE



Tankerville Road, Streatham, SW16

OFFERS IN EXCESS OF £450,000 Share of Freehold

 **2**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Excited to present this stunning two-bedroom ground floor flat with an additional guestroom/office in a Victorian house moments from Streatham Common station. Alone the location is enough to sell this stunning property but once you view the abundance of space and character this property offers, you will not want to view elsewhere.

This delightful property offers a bright and spacious reception room, a well-proportioned double bedroom, a contemporary kitchen, a second bedroom, a sleek modern bathroom, and a versatile office space with direct access to the garden.

Located in an exceptionally convenient area, the property is just moments from Streatham Common station, offering direct trains to London Victoria and London Bridge, as well as the popular Railway pub and David's Deli, both recently featured in *The Times*. You'll find great schools and nurseries nearby, along with a Sainsbury's Local and excellent day and night bus connections. A short walk brings you to Streatham station for further transport links, the beautiful green spaces of Streatham Common and the Rockery, and a well-equipped leisure centre featuring a swimming pool and ice rink.

Disclaimer

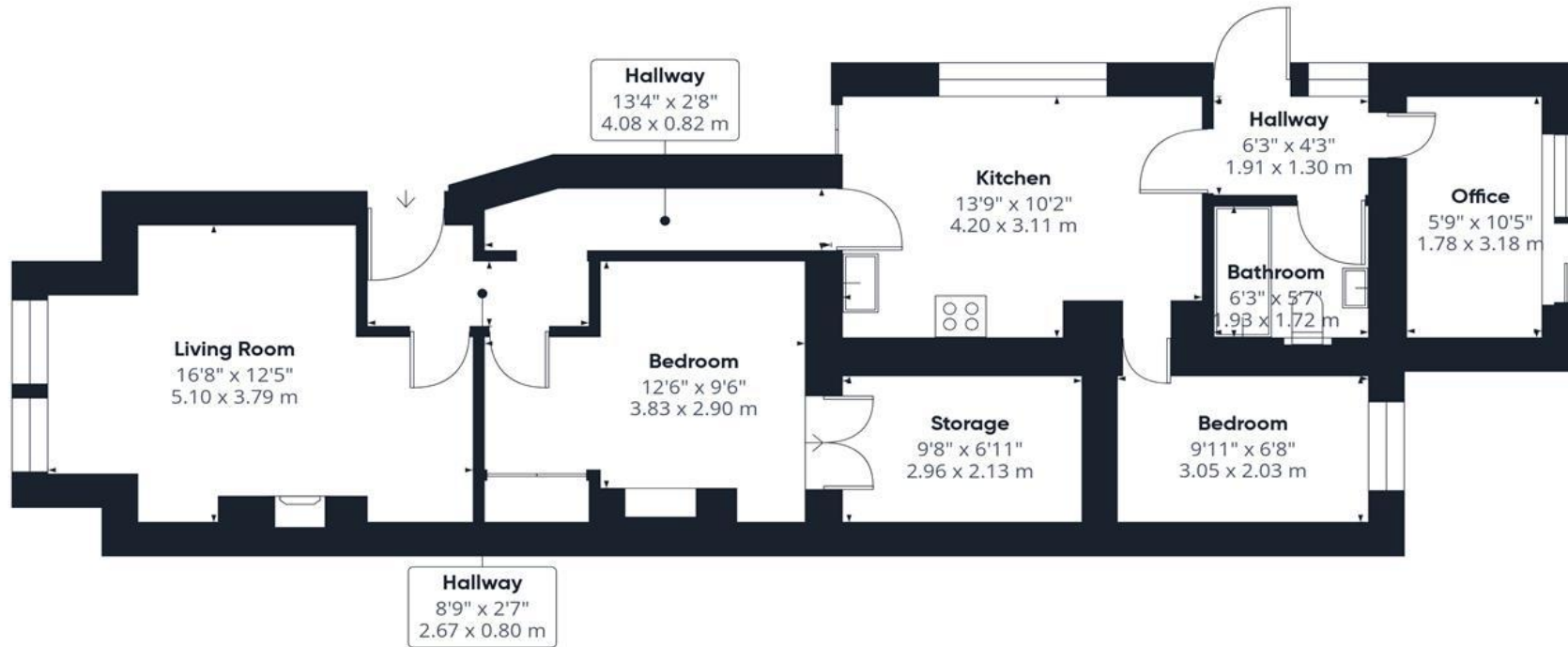
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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		
81-91 B		
69-80 C		71
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
741 ft²
68.8 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 (with Share of the Freehold)

Length Of Lease – extended lease upon completion

Service Charge – £195.46

Building Insurance– £195.46

Council Tax Band – C

Local Authority – Lambeth Council



Property Type

Maisonette (Ground Floor)



Construction Type

Brick



Parking

Drive



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



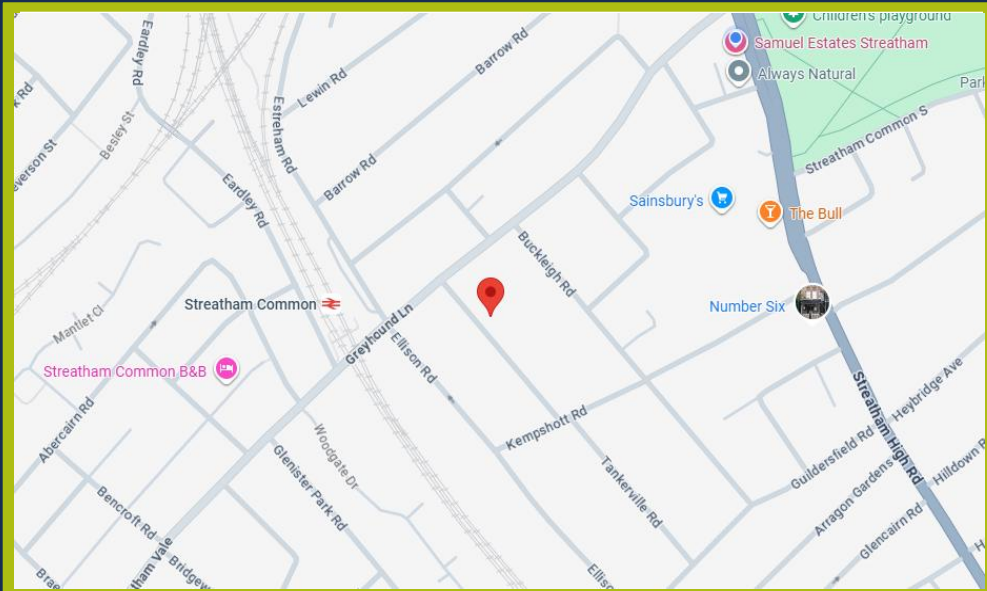
Flood Risk

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