

FOR SALE



Medwin Street, SW4

GUIDE PRICE £350,000 Share of Freehold

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Property Description

A superb opportunity to secure a beautifully presented one-bedroom ground-floor flat in the highly desirable Medwin Street, SW4.

Immaculately maintained and finished in a stylish, contemporary manner, this attractive home offers an exceptional combination of space, comfort and convenience. The generous reception room provides an impressive setting for both relaxing and entertaining, while the well-proportioned bedroom offers a peaceful retreat at the end of the day.

The modern bathroom adds a sophisticated touch, and the private courtyard provides a valuable outdoor space - perfect for enjoying a morning coffee, unwinding after work or entertaining during the warmer months.

Perfectly positioned for the best of Clapham, the property benefits from an excellent selection of local cafés, restaurants, shops and amenities, alongside superb transport connections into central London.

With its enviable location, generous living space and private outdoor area, this is a fantastic opportunity for professionals, couples or investors seeking a stylish and well-connected London home.

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	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





BATHROOM
7'1 x 5'3
(2.15 x 1.61m)

KITCHEN
9'7 x 7'5
(2.92 x 2.25m)



RECEPTION ROOM
23'0 x 15'11
(7.02 x 4.86m)

BEDROOM
12'1 x 7'11
(3.68 x 2.41m)

GARDEN
17'2 x 9'9
(5.23 x 2.96m)

IN

LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45.05 SQ M

Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
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Material Information

Tenure – Leasehold with Share of Freehold

Length Of Lease - 979 years remaining

Building Insurance - £390

Ground Rent - £0

Local Authority – Lambeth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Central Heating



Broadband
Standard / Superfast /
Ultrafast



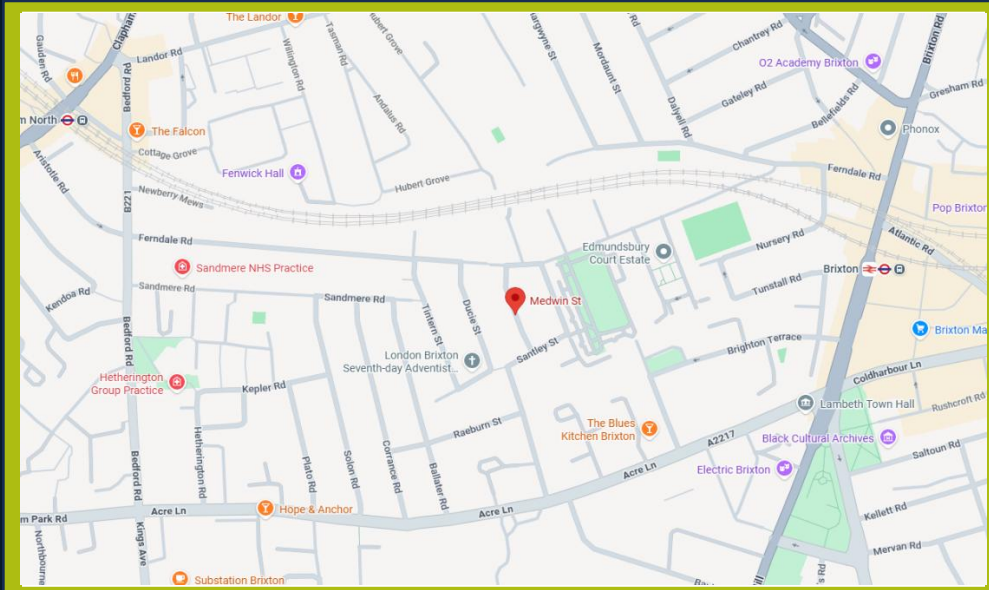
Mobile Signal
Good Coverage



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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