

**FOR SALE**



**Sussex Court, Streatham High Road, SW16**

**Offers In Excess Of £300,000 Leasehold**

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**samuel estates**  
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# Property Description

A beautiful triple aspect one double bedroom apartment set within an attractive purpose-built development in Streatham. Consisting of a large open plan reception with a fitted kitchen, the bedroom has built in wardrobes and a lovely contemporary bathroom. The property features an incredible private roof terrace with amazing views out over South West London, perfect for al fresco dining!

Sussex Court is light and airy throughout and benefits from over 500 sq. ft. of living space. This stunning apartment, suitable for both a first time buyer or buy-to-let investor. A wonderful array of gastro pubs, cafes and supermarkets close by and the wonderful open spaces of Norbury Park & Streatham Common.

Commuting is easy with access into The City due its close proximity to Norbury station and a number of local bus stops. Norbury Station will provide you with direct access into London Victoria, London Bridge and Clapham Junction in one direction and Gatwick Airport and Brighton in the other.

The property benefits from being offered with no onward chain. We thoroughly recommend an internal viewing to avoid disappointment.

## 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	74	76
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





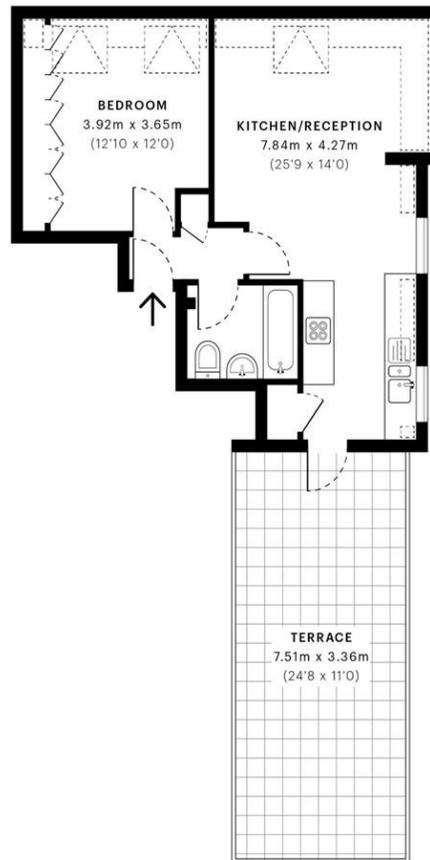


# Streatham High Road, SW16

CAPTURE DATE 30/01/2021 LASER SCAN POINTS 1,969,516

GROSS INTERNAL AREA

47.40 sqm / 510.21 sqft



— Third Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
47.40 sqm / 510.21 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
45.60 sqm / 492.99 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
25.22 sqm / 271.47 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
6.28 sqm / 67.60 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.73 sqm / 782.86 sqft  
IPMS 3C RESIDENTIAL 71.17 sqm / 766.07 sqft

SPEC ID: 60142ea52f98f60da5cdaad8

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 105 years remaining

**Service Charge** – £1376

**Council Tax Band** – C

**Local Authority** – Lambeth Council



**Property Type**

Apartment (Purpose Build)



**Construction Type**

Brick



**Parking**

No Parking



**External Wall Survey**

N/A



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas Heating



**Broadband**

Standard/ Superfast/  
Ultrafast



**Mobile Signal**

Good Coverage



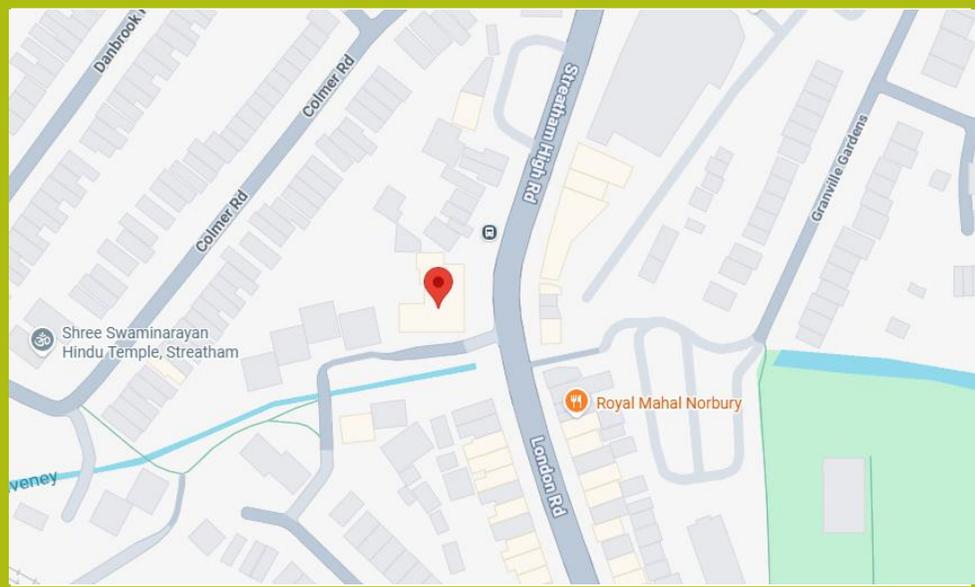
**Flood Risk**

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

