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PATHFIELD ROAD, STREATHAM, SW16
GUIDE PRICE £375,000 LEASEHOLD
Contact: Samuel Estates 020 8090 9000


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Lettings & Sales

Samuel Estates is excited to present this well maintained top floor flat situated on Pathfield Road, close to Streatham Common station. Boasting two equally sized double bedrooms, a spacious living room, separate kitchen, and family bathroom.

The property also benefits from a large loft, offering additional storage space, which is always a welcome addition in any property. The living room is bright and airy and is perfect for relaxing, entertaining guests or simply enjoying some downtime, providing a comfortable and spacious environment to relax in. The flat is offered on a 125 year lease.

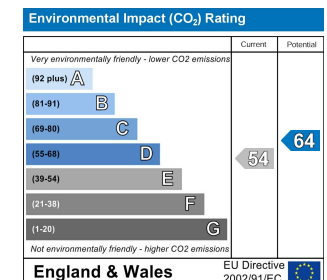
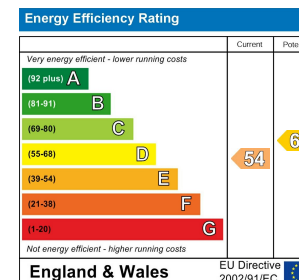
Streatham is a vibrant and popular neighbourhood, situated in the Southwest of London. It offers an array of amenities that cater to a diverse range of lifestyles and interests. With two train stations - Streatham and Streatham Hill - providing access to central London within 20-30 minutes and plenty of bus routes to central London, Brixton and Croydon, making it easy to get around. Home to several beautiful parks and green spaces, including Tooting Common, Streatham Common and the historical Rockery and Norwood Grove, providing a peaceful retreat from the hustle and bustle of city life.

This property is perfect for the wise investor or first-time buyer, looking for a comfortable and convenient living space in a great location, close to local amenities and transport links.
Offered Chain Free.

Important Information:

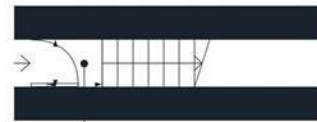
- Tenure - Leasehold
- Years Remaining on Lease - 125
- Service Charges - £440 pa
- Ground Rent - £250 pa

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these sales particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any distances, measurements or areas are approximate. The text, photographs and plans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective purchasers must satisfy themselves by inspection or otherwise.



Pathfield Road,

 Streatham SW16 5NY



Hallway

 2'9" x 2'7"

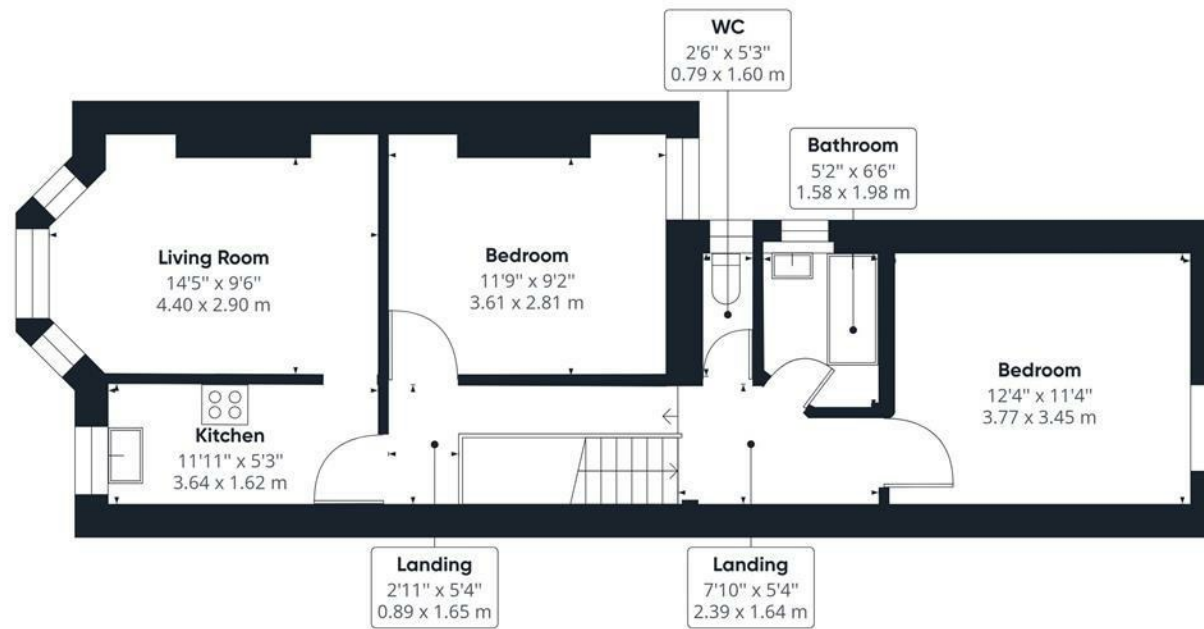
 0.86 x 0.81 m

Ground Floor

Approximate total area⁽¹⁾

627.15 ft²

 58.26 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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