

FOR SALE



Ellora Road, Streatham SW16

GUIDE £325,000 Leasehold

 **1**

 **1**


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Property Description

Samuel Estates is delighted to present this generously proportioned one-bedroom flat on the first floor, designed with a split level layout. The residence offers an expansive reception area, a comfortable bedroom, a fully equipped kitchen, and a bathroom featuring a bathtub.

Positioned on a serene residential street, the property enjoys a tranquil atmosphere and is conveniently situated just a stone's throw away from Streatham and Streatham Common train stations. Streatham itself offers a wide range of local amenities, including a diverse selection of independent and well-known retail stores such as London Smoke & Cure and M&S. Fitness enthusiasts can take advantage of nearby facilities such as Element Fitness, Yoga Edge, and Virgin Active. Additionally, the area boasts an abundance of charming cafés, restaurants, bars, and pubs.


Transportation options are excellent, with Streatham Common Station providing convenient access to Victoria and London Bridge, while Streatham Station offers connections to Blackfriars and Farringdon via the Thames Link Service, as well as trains to London Bridge.

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.



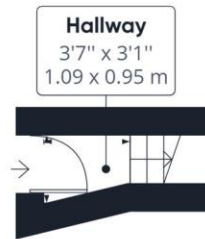
Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 77 |
| 55-68 D | | |
| 39-54 E | 53 | |
| 21-38 F | | |
| 1-20 G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

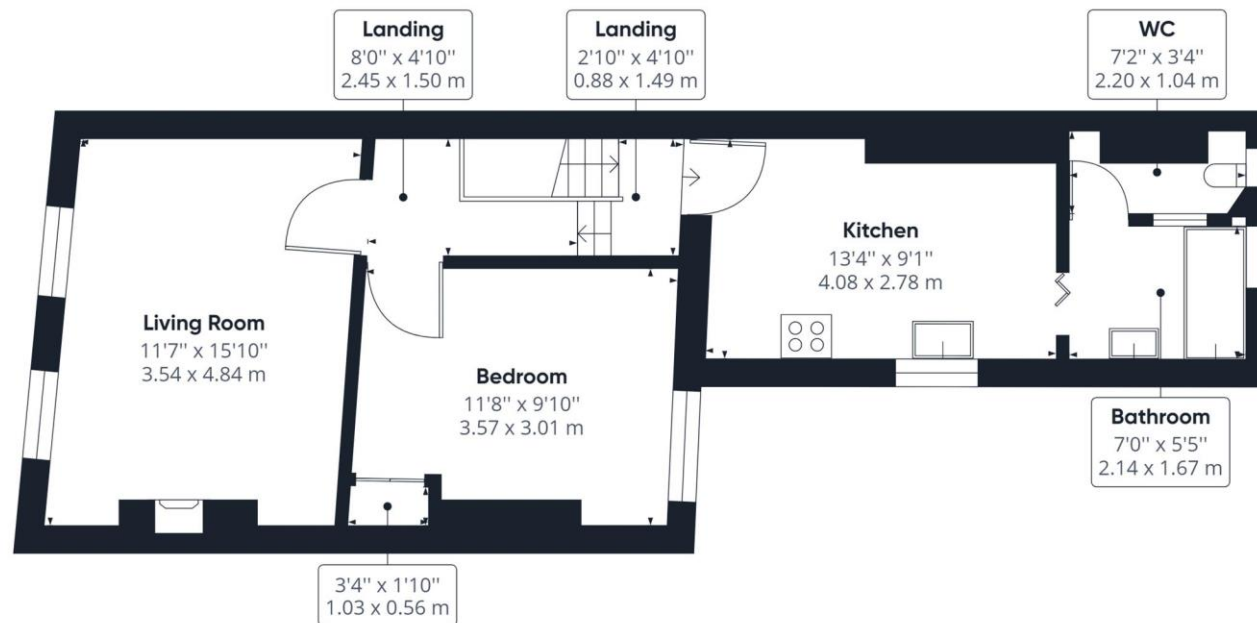




Ellora Road,
Streatham SW16



Ground Floor



Floor 1

Approximate total area⁽¹⁾

546.25 ft²
50.75 m²

(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.

Material Information

Tenure – Leasehold with a Share of Freehold

Length Of Lease – 999 years remaining

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Free Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



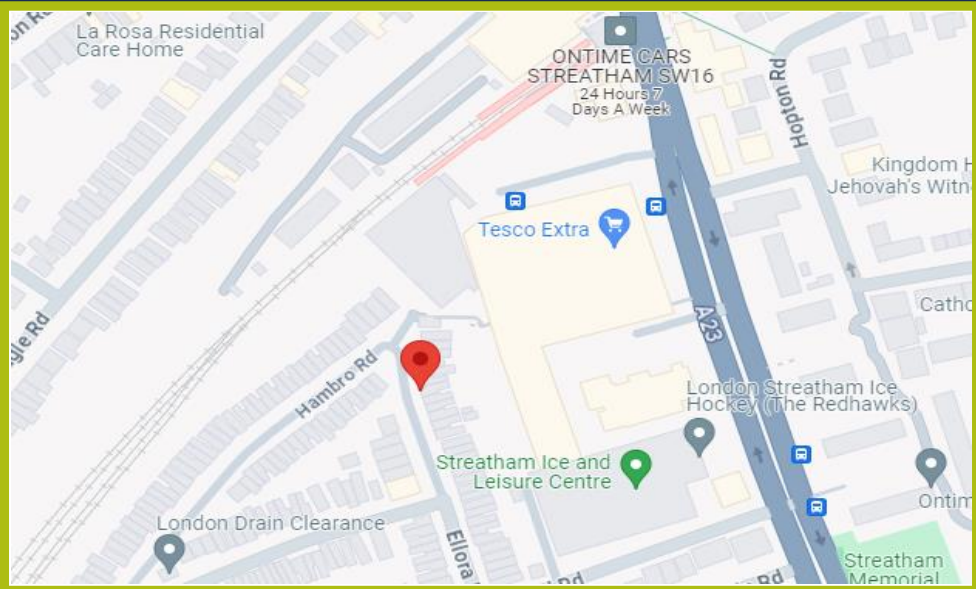
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: 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

