



STREATHAM VALE, LONDON SW16
GUIDE PRICE £575,000 FREEHOLD
Contact: Samuel Estates 020 8090 9000


samuel estates
Lettings & Sales

Samuel Estates is pleased to offer to the market this immaculate three-bedroom terraced house. The property is in excellent condition throughout and boasts a large through reception / dining room, open plan, kitchen, modern family bathroom.

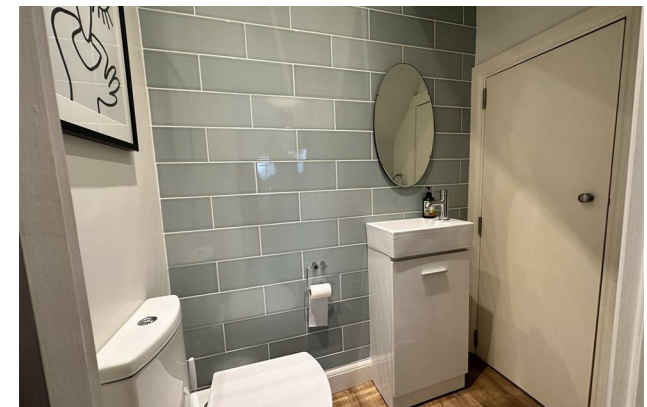
As you walk into the property you are greeted by a lovely entrance hall and the main living room and dining area is to left. The living room is bright and airy with a modern log burner taking centre stage. In the dining area there are bespoke fitted cabinets and built in shelving offering plenty of storage.

The kitchen offers a wonderful feel of open plan living with plenty of under and over counter units, a fitted dishwasher and large built in wine rack. Double doors lead out on a large and easily maintained garden. Upstairs, there are 2 large double bedrooms and a good sized single, which could be used as a nursery or home office. The bathroom has been recently refurbished to a high standard.

Additional features include a downstairs toilet, a generous sized loft that could be converted subject to planning permission.

Situated in the heart of Streatham Vale, this property is ideally located close to the social hub of Streatham High Road. These include; numerous bars, independent coffee shops, restaurants, several large supermarkets, and leisure centre. Commuters are able to access London Bridge, Blackfriars and Victoria with swift services from the two local railway stations and regular bus routes to Brixton Underground.

Viewings are a must.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		77	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

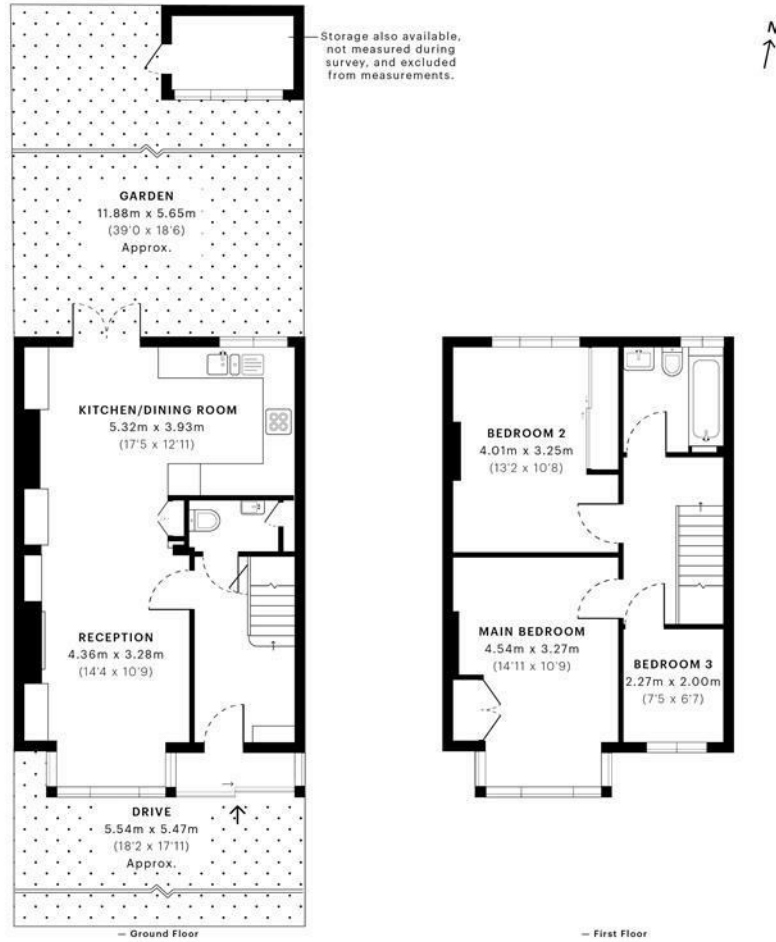


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CAPTURE DATE 01/03/2023 LASER SCAN POINTS 74,637,301

GROSS INTERNAL AREA

87.99 sqm / 947.12 sqft



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81.07 sqm / 872.63 sqft

0.00 sqm / 0.00 sqft

0.00 sqm / 0.00 sqft



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

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