

FOR SALE



Shrubbery Road, Streatham, SW16

GUIDE £300,000 Share of Freehold

 **1**

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Property Description

Samuel Estates is proud to present this first-floor flat in the heart of Streatham, situated just off Streatham High Road.

This beautifully appointed one-bedroom property features an inviting open-plan kitchen/living room with a balcony away from the road. The kitchen adorned with modern integrated appliances, offering a stylish and functional space for everyday living. Accompanied by a bathroom and a generously sized double bedroom, this residence exudes comfort and convenience, making it an ideal choice for first-time buyers or investors seeking a prime location near transportation hubs.

Conveniently positioned within a short stroll from Streatham station, residents enjoy direct access to key destinations including Clapham Junction, London Victoria and London Bridge, facilitating seamless commuting options. Moreover, the vibrant array of shops, bars, and restaurants along Streatham High Road, including the acclaimed Mere Scribbler, are easily accessible, ensuring a lively and dynamic lifestyle.


There is an array of vibrant shops, bars, and restaurants along Streatham High Road, and the open spaces of Streatham Common and Tooting Bec Common are within walking distance, ensuring a lively and dynamic lifestyle.

The property is being sold chain Free.

Disclaimer

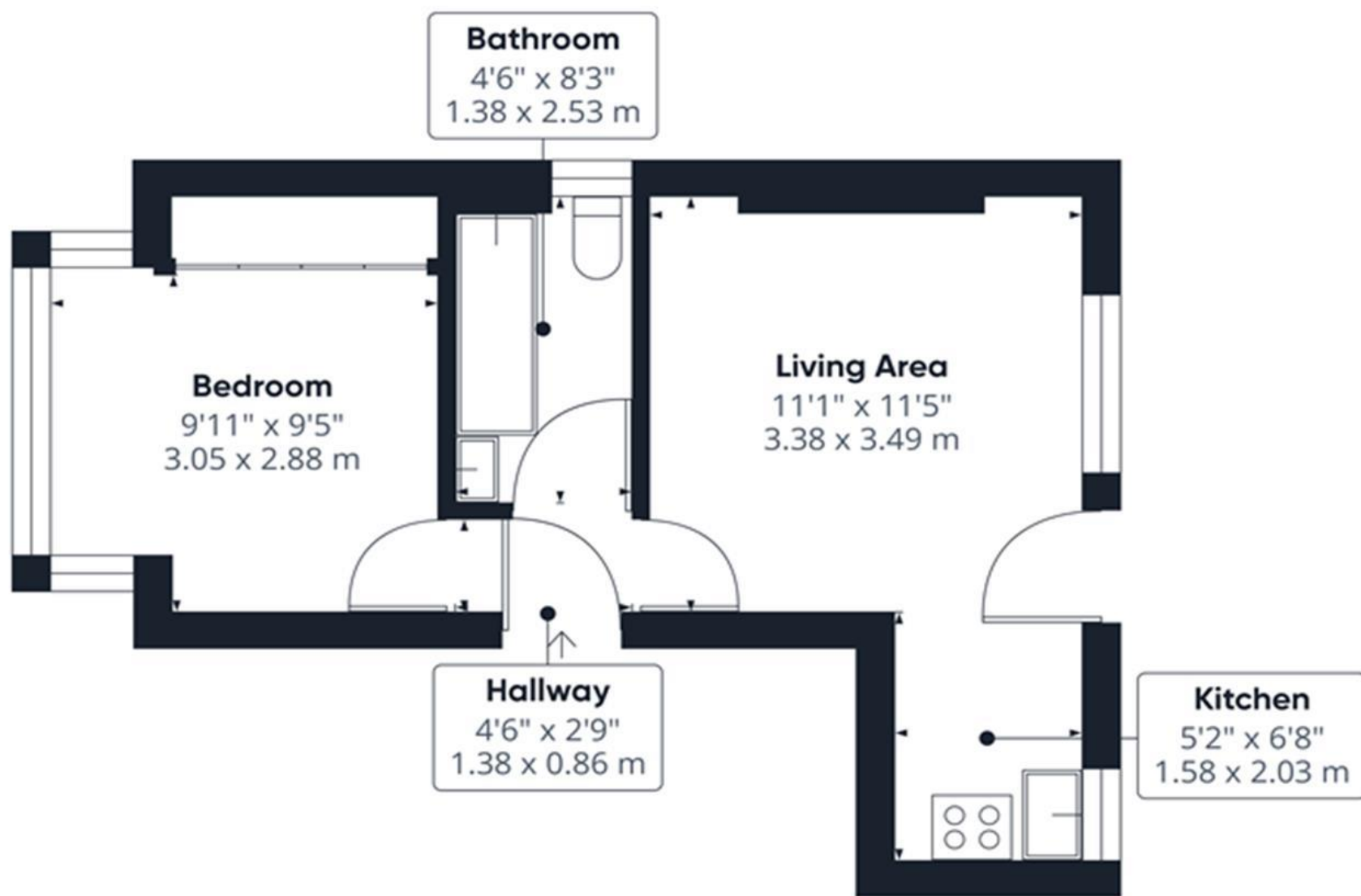
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings' particulars. These particulars do not form any part 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	69	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾
318.77 ft²
29.61 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.

GIRAFFE 360

Material Information

Tenure – Share of Freehold

Length Of Lease – 987 years remaining

Building Insurance– £300

Council Tax Band – B

Local Authority – Lambeth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

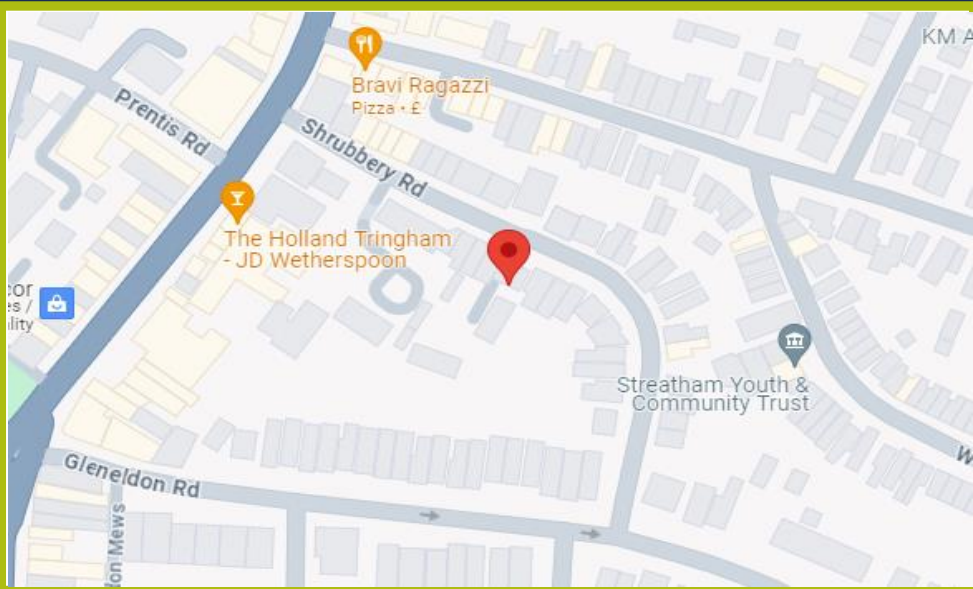


Flood Risk

Has the property been flooded in the past five years: NO
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

