



Mountearl Gardens, SW16

Offers in Excess of £275,000 *Leasehold*



KEY FEATURES

- New Build Apartment
- Ground Floor
- Double Bedroom
- Smart Bathroom
- Open-Plan Kitchen/Reception
- Private Patio Garden
- Lovely Communal Courtyard Gardens
- Bike Store
- Sole Agent
- Chain free

A delightful new build ground floor one bedroom apartment with a private patio garden and landscaped, secure communal gardens. This property is initially only available to people who fit the eligibility criteria:

- Live or work in the Borough of Lambeth
- Own no other property
- Earn less than £90,000 per annum

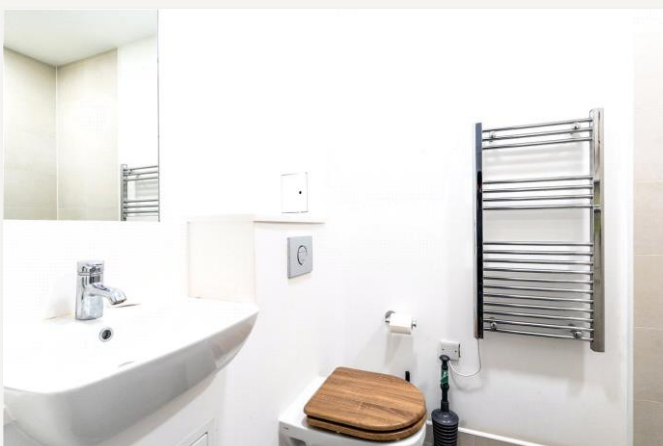
We are delighted to present this smart new-build ground floor apartment set within a small modern development in Mountearl Gardens, just off Leigham Court Road in Streatham Hill. The property has a secure resident's entrance from the street and is set within attractive contemporary landscaped gardens with bench seating, pergola and paved areas with planted beds. There is a large covered bicycle storage area too. Internally the accommodation comprises: an entrance hall with storage closet housing heating/boiler, a smart white modern bathroom with a walk-in shower, a WC, a wash hand basin and a heated towel rail. The double bedroom has a large glazed door that gives on to the patio garden. The bright, 20ft open-plan kitchen/reception has a range of simple white fitted kitchen units with integrated appliances, There is wooden flooring through the living area which also has a large modern French door that leads to the small paved terrace/patio that offers great seclusion, privacy trellising and raised beds. There is plenty of space here for a dining table and chairs to have cosy indoor/outdoor suppers on a warm summer's evening. It has a high energy efficiency rating which translates into low running costs. Streatham Hill station has a regular service into the West End and Brixton tube is a short bus ride away. There are plenty of lively local shops, bars and cafe/restaurants on your

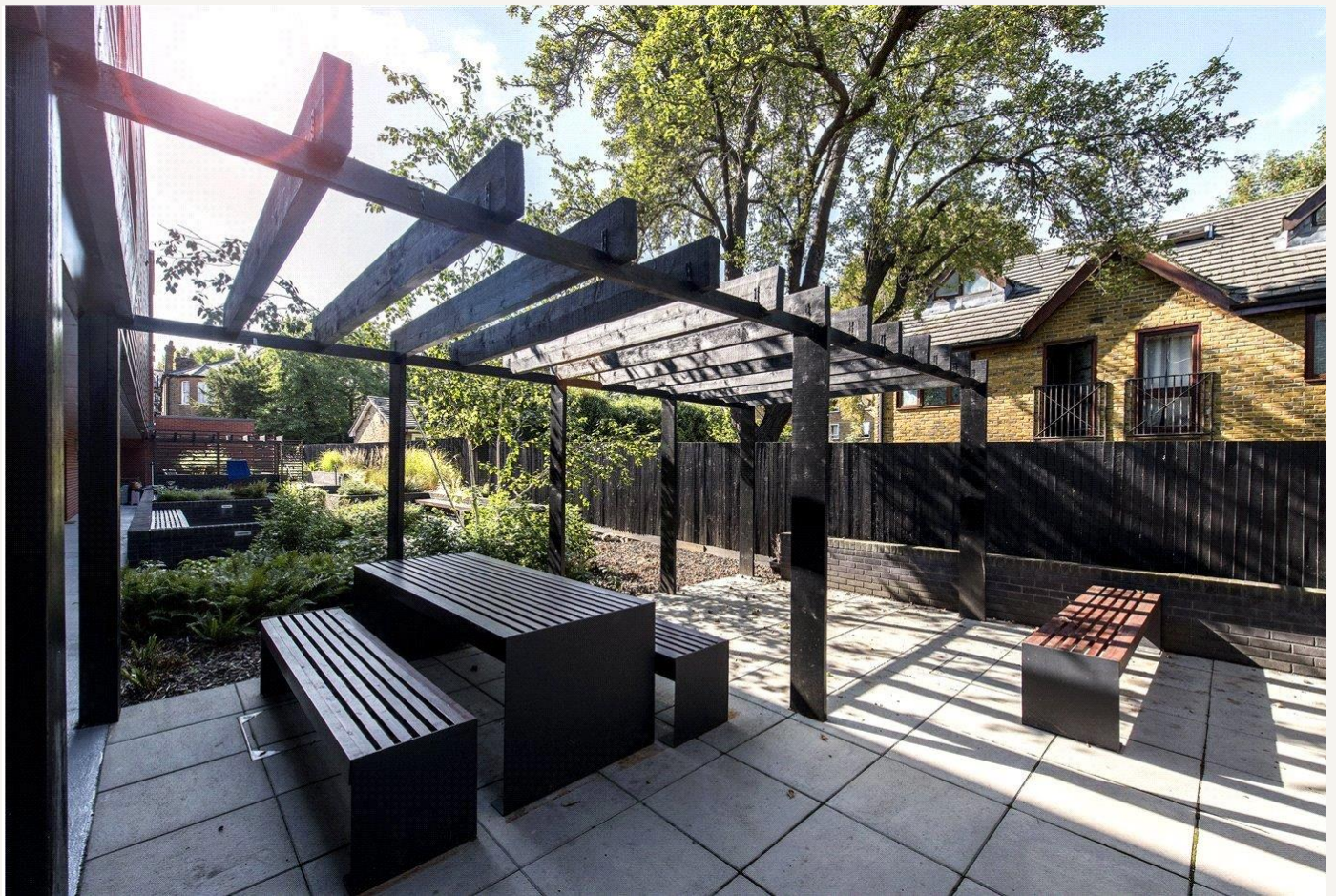
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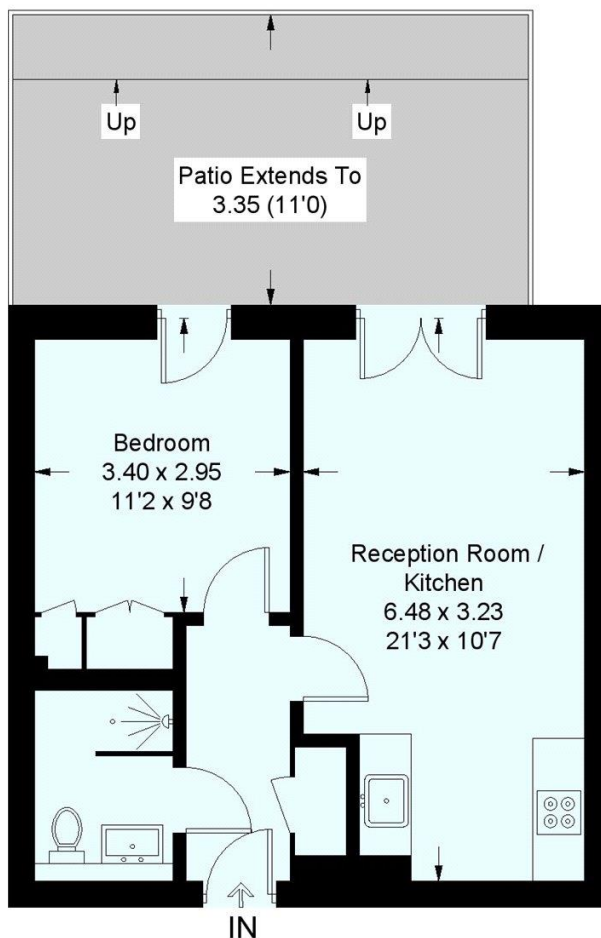
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Approximate Gross Internal Area = 40.4 sq m / 435 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID502087)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 115 year and 7 months

Service Charge: £2300 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

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