



Corner Fielde, London, SW2

OIEO £325,000 *Leasehold*



KEY FEATURES

- Fourth floor Art Deco apartment
- Two comfortable double bedrooms
- Bright reception with bay window
- Engineered wooden flooring throughout
- Modern fitted integrated kitchen
- Luxury contemporary shower room
- Close to local amenities
- Outstanding local transport links

Set on the fourth floor of an imposing 1930s Art Deco style mansion block, this beautifully presented two-double-bedroom apartment offers bright, well-balanced, and characterful living space. The accommodation flows logically from a central hallway featuring polished engineered wooden flooring that extends throughout the main rooms. Positioned at the front of the plan is a spacious, light-filled reception room, detailed with a lovely multi-paned bay window that floods the space with natural light. Adjacent, the separate modern kitchen is fully fitted with a range of contemporary cabinetry, a washing machine, fridge/freezer, and an integrated oven and hob with an extractor fan. The apartment features two double bedrooms; the principal bedroom is exceptionally generous in size, whilst the second double bedroom offers superb flexibility as a guest room or home office. Serving the property is a luxury, fully tiled contemporary shower room finished to a high standard with modern sanitary ware and a chrome heated towel rail. Corner Fielde is prominently positioned on Streatham Hill at the junction with Wavertree Road, offering exceptional convenience and immediate access to a vibrant array of local amenities. Residents are just moments from a diverse selection of independent coffee shops, bars, restaurants, and handy supermarkets, including a newly opened Marks & Spencer Foodhall. The property is also within easy reach of the popular surrounding neighbourhoods of Balham, Clapham, and Dulwich. Commuting into central London and the City is effortless; Streatham Hill mainline station is just a short walk away, offering direct rail links, while Brixton Underground station (Victoria line) is easily accessible via frequent local bus

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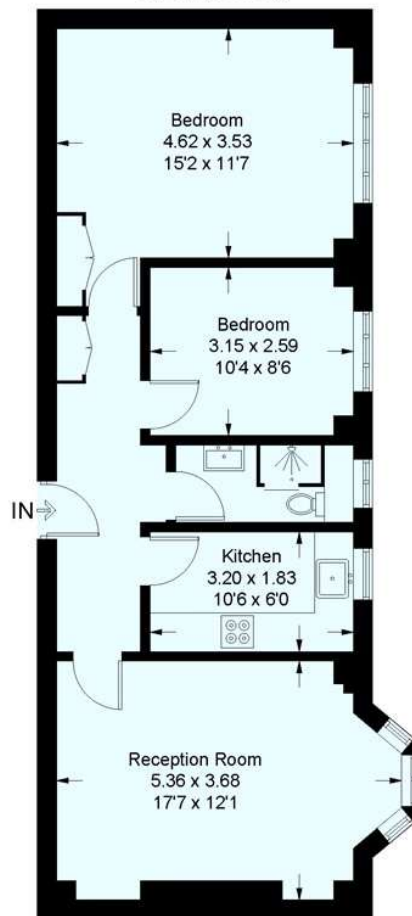
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Cornerfield, SW16

Approximate Gross Internal Area
63.3 sq m / 681 sq ft



Fourth 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. (ID495256)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 140 year and 5 months

Service Charge: £3000 per annum

E Council Tax Band: B

EPC rating: C

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