

WRAY HOUSE, STREATHAM HILL, LONDON, SW2
£250,000 LEASEHOLD

TWO-BEDROOM APARTMENT WITH BALCONY IN NEED OF COMPLETE REFURBISHMENT, SET ON A QUIET ROAD MOMENTS FROM TRANSPORT AND LOCAL AMENITIES

Please note: The images used are a representation of the layout and proportions, not the current condition of the property. Full refurbishment is required. This 681 sq. ft. two-bedroom ex-local authority apartment sits on the first floor of a 1950s low-rise block, tucked away in a quiet cul-de-sac just off Streatham Hill. With double glazing throughout and a private balcony to the front, the apartment offers a blank canvas for those looking to refurbish and create a home tailored to their own taste and style. The layout includes a generously proportioned reception room with access to the balcony, a separate kitchen, two well-sized bedrooms, a white-tiled bathroom, and a separate WC. While in need of full modernisation, the space retains good proportions and plenty of potential. The building benefits from resident's parking to the rear and well-maintained communal grounds. Set back from the main road, Wray House offers a peaceful setting with the convenience of central Streatham Hill nearby. Located close to Telford bus garage and just moments from Telford Avenue, the flat enjoys easy access to Streatham Hill Station (for London Victoria), as well as bus routes into Brixton, Clapham and beyond. Local amenities are plentiful, with a wide selection of shops, gyms, cafés and restaurants within walking distance, along with the green open spaces of Hillside Gardens Park and Tooting Bec Common.

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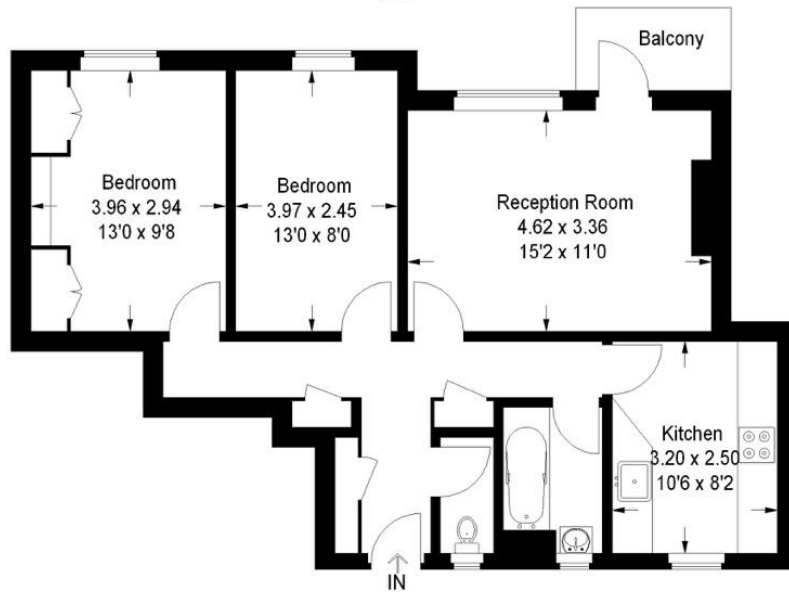
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Wray House

Approximate Gross Internal Area
63.3 sq m / 681 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID244098)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | 69 | |
| (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 | | |

Tenure: Leasehold

Term: 84 year and 2 months

Service Charge: £2446.41 per annum

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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