



MOUNTEARL GARDENS, SW16
£300,000 LEASEHOLD

Winkworth

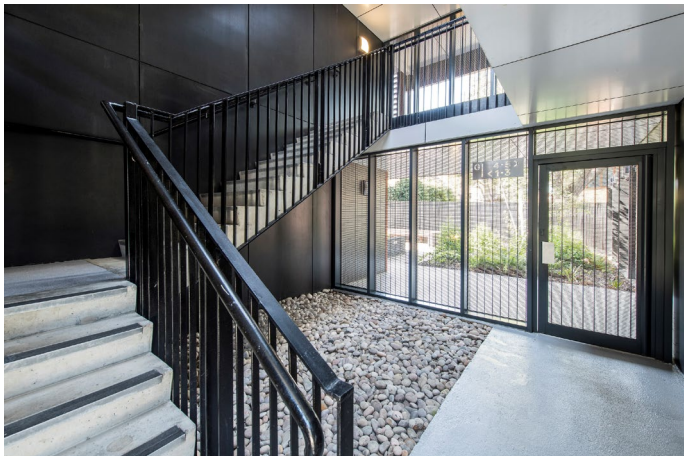


MOUNTEARL GARDENS, SW16

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

Available exclusively through Winkworth, we are delighted to present this smart new-build second floor apartment set within a small modern development by Pocket Living in Mountearl Gardens, just off Leigham Court Road in Streatham Hill. The property has a secure residents' 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 for residents here too. Internally the accommodation comprises: an entrance hall with wooden flooring, a storage closet housing heating/boiler and plumbing for a washing machine, a smart white and stone tiled modern shower room with a walk-in shower, a WC, a wash hand basin and a heated towel rail. The double bedroom has a large window/door that gives on to a glazed Juliet balcony. 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 has a large glazed modern door that leads to the other Juliet balcony.



Mountearl Gardens was built in 2016 and is still covered under the developer's defects warranty. It has a high energy efficiency rating which translates into low running costs.

Streatham Hill station has a regular commuter service into the West End (Victoria) and Brixton tube is a short bus ride away down the hill. There are plenty of lively local shops, bars and cafe/restaurants on your doorstep as well as gyms and convenient shopping and leisure facilities. The green expanses of Streatham and Tooting Bec Commons are also nearby. The property is offered with a long lease.

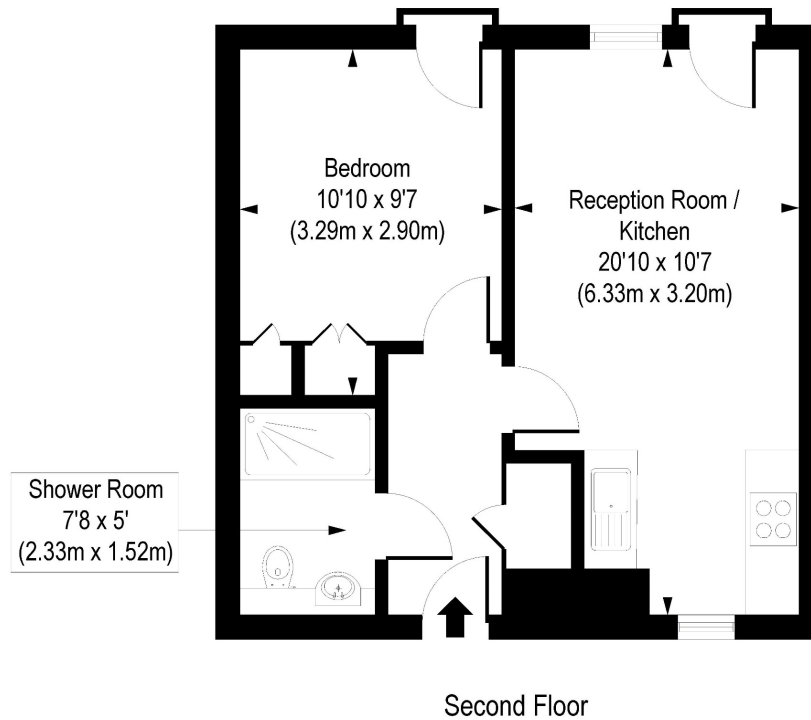
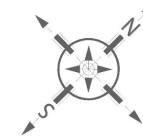
LOCATION

Streatham Hill



Mountearl Gardens, SW16

Approx. Gross Internal Floor Area 433 sq. ft / 40.22 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(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	

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