



Streatham Hill, SW2

Offers IEO: £295,000 *Leasehold*



KEY FEATURES

- Grade II listed Modernist Building
- First Floor Apartment
- Double Bedroom
- Bath/Shower Room
- Fitted Kitchen
- Reception
- Balcony

A tastefully-presented, light-filled first floor one double bedroom apartment with a balcony in this sought-after Landmark listed building on the Streatham Hill/Brixton Hill borders. In a garden setting on Streatham Hill, this charming apartment is offered to let within this Grade II listed landmark 1930's modernist building that has a proactive and engaging residents' association. The property is on the first floor to the rear of the West block and has a light and airy pale decor throughout. The owner has maximised the use of the space and has creatively designed excellent storage and a stylish, curated interior. There is a bright double bedroom, a monochrome fitted kitchen with modern appliances, a smart bathroom/shower room with a WC and a wash hand basin and a living room with wooden flooring overlooking the gardens via smart crittall windows and a balcony. Located on Streatham Hill next to Telford bus garage and within easy walking distance of Streatham Hill station (Victoria in 17 minutes) the property benefits from easy access to Brixton tube down the hill, as well as Tulse Hill/Brockwell Park & Clapham. With well-maintained common parts, a lift and mature gardens, there is also the option of resident's parking available by separate negotiation.

Streatham

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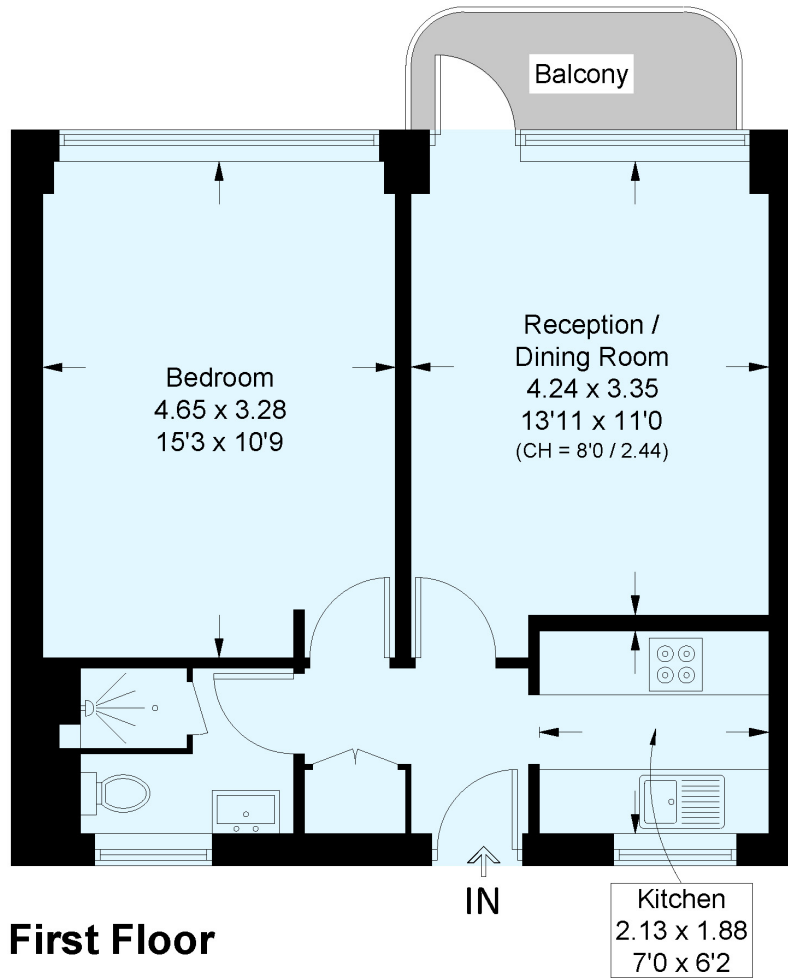
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Pullman Court, SW2

Approximate Floor Area = 43.3 sq m / 466 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



First 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. (ID724088)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(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: 165 year and 11 months

Service Charge: £2321.16 per annum

Ground Rent: £200 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

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