



STREATHAM HILL, SW2  
**£325,000 LEASEHOLD**

**A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT  
 SET WITHIN LOVELY GARDENS ON STREATHAM HILL**

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### DESCRIPTION:

The entrance hall greets you with two built-in closets, providing added storage convenience. As you step through into the kitchen, there are plenty of wall and base units for ample storage. The adjacent reception room boasts generous ceiling height, while a large Crittall bay window floods the space with natural light. From the hallway, two double bedrooms offer serene views of the manicured gardens, providing a peaceful retreat. Completing the living space is a bathroom.

Wavertree Court has undergone a comprehensive programme of works and upgrades in recent years, ensuring it is well maintained and professionally managed. Service charges include en-bloc central heating and hot water, as well as a reserve fund contribution for any future works, ongoing maintenance, and the services of an on-site caretaker. Additionally, the adjacent street has recently become permit-only parking, making it easy to find a spot with a residents permit.

Council tax band: C

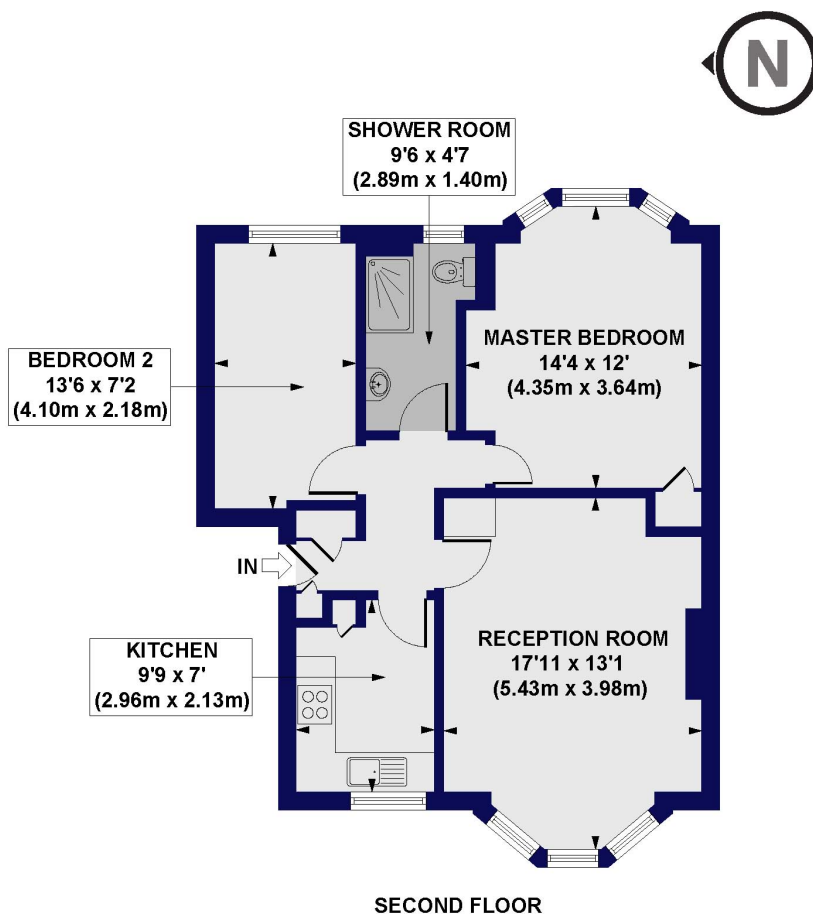








**Wavertree Court, Streatham Hill, SW2**  
Approx. Gross Internal Floor Area 656 sq. ft / 60.99 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 130 year and 5 months

**Service Charge:** £5254 per annum which also includes all heating and hot water

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the

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