



Mountearl Gardens, SW16

£300,000 *Leasehold*



KEY FEATURES

- One-bedroom modern apartment
- Juliet balcony with afternoon sun
- Landscaped communal garden access
- Built-in mirrored bedroom wardrobe
- Contemporary bathroom with walk-in shower
- Secure entry and bike storage
- Excellent condition throughout
- Close to Streatham Hill Station

Internally, the home opens to a well-proportioned open-plan kitchen/reception room with ample space to dine. A contemporary fitted kitchen and Juliet-style window facing west invite plenty of natural light and provide a lovely spot to enjoy the afternoon sun. The double bedroom features mirrored built-in wardrobes and also includes a window that opens out to the front garden area, creating an airy, inviting feel. The bathroom is finished with sleek tiling and a generous walk-in shower. There's also a useful hallway cupboard housing the heating system and offering additional storage. This modern, energy-efficient property is presented in excellent condition, with high-quality finishes and a crisp, neutral design throughout.

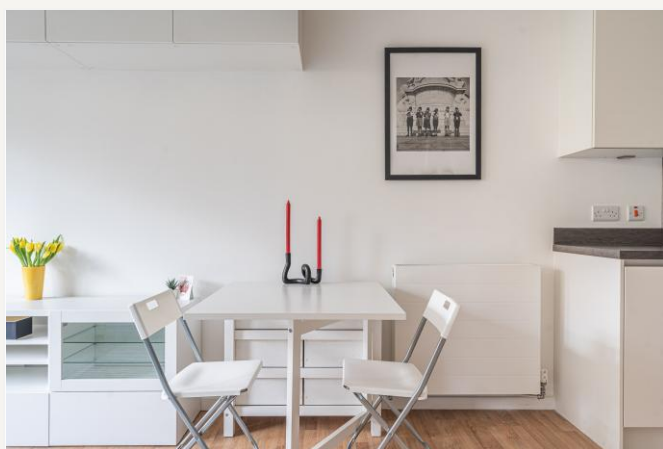
The development itself is well maintained, fostering a real sense of community among residents. Mountearl Gardens is located just off Leigham Court Road, moments from Streatham Hill station, with fast links into London Victoria. Brixton is a short bus ride away for the Victoria Line, and the wide green spaces of both Streatham and Tooting Bec Commons are within easy reach. The vibrant high street of Streatham Hill, with its mix of cafés, restaurants, gyms and shops, lies just around the corner. Please note: this property is part of an affordable housing scheme.

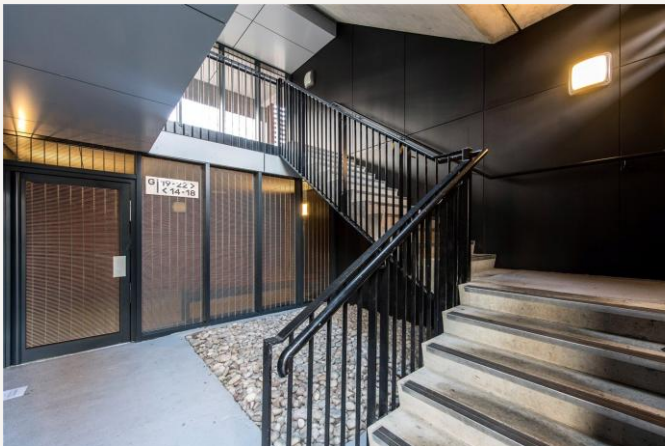
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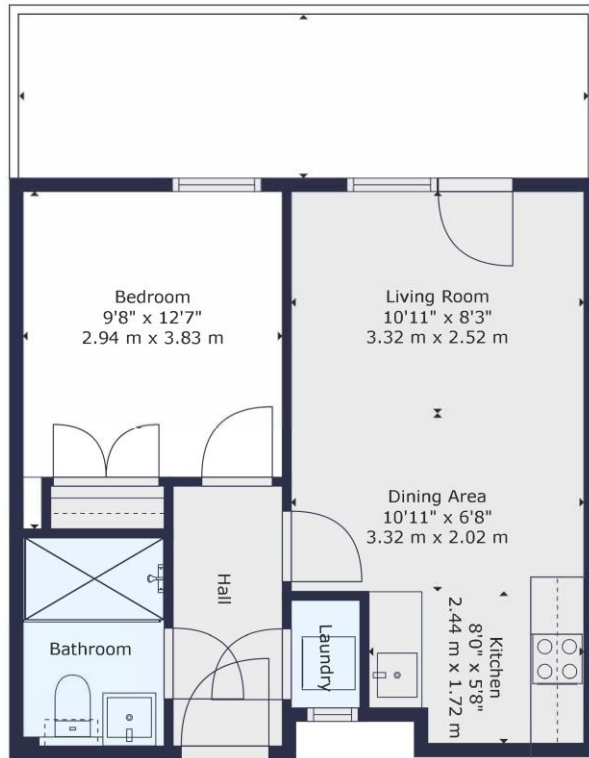
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TOTAL: 423 sq. ft, 39 m2
FLOOR 1: 423 sq. ft, 39 m2

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 116 year and 3 months

Service Charge: £2168 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

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