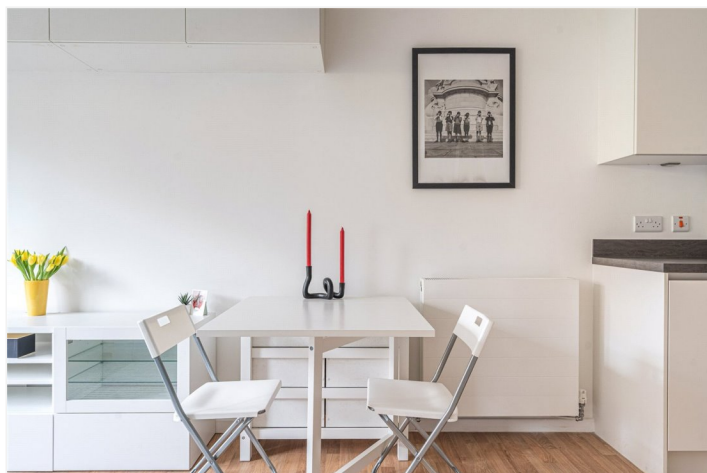




MOUNTEARL GARDENS, SW16
£285,000 LEASEHOLD

MODERN GROUND FLOOR APARTMENT IN A STYLISH STREATHAM HILL DEVELOPMENT

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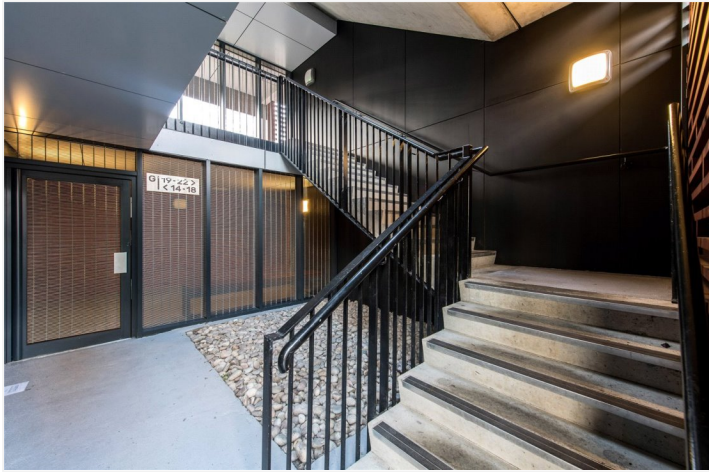
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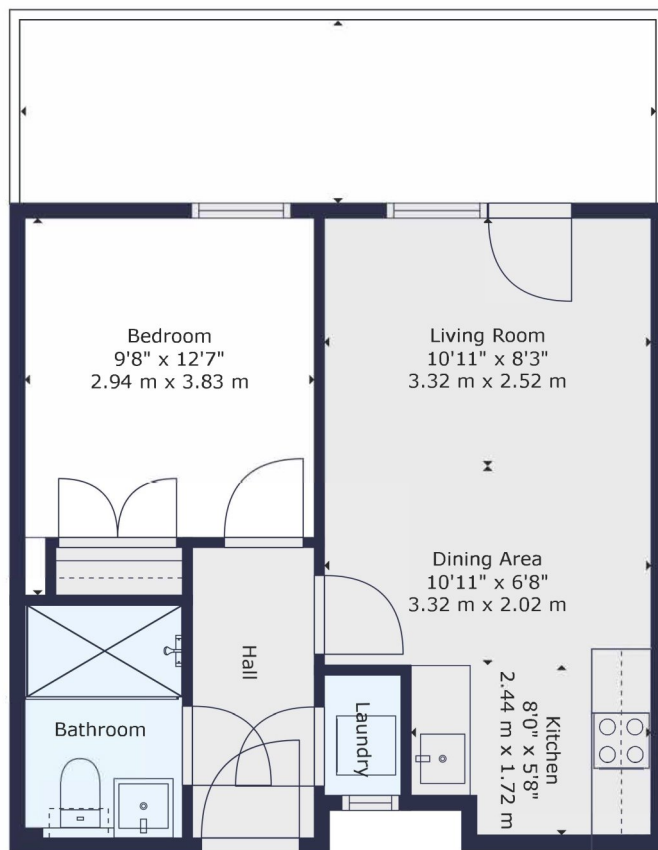


DESCRIPTION:

Set within the sleek and thoughtfully designed Mountearl Gardens development, this smart one-bedroom apartment offers bright, modern living in a peaceful yet well-connected setting. Positioned on the first floor, the apartment benefits from secure entry, access to beautifully landscaped communal gardens, covered bicycle storage, and an overall sense of calm and considered living. Internally, the home opens to a well-proportioned open-plan kitchen/reception room with ample space to dine. A contemporary fitted kitchen and Juliet balcony 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, while 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, creating 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 and is also available via the Help to Buy scheme. Eligibility is restricted to buyers who: Live or work in the Borough of Lambeth, own no other property and have a household income under £90,000 per annum.







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

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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 Winkworth. 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.



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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 116 year and 3 months

Service Charge: £2168 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: C

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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