



Corner Fielde, London, SW2

£260,000 *Leasehold*



KEY FEATURES

- 1930s Art Deco block
- Bright bay fronted reception room
- Generous double bedroom
- Separate modern fitted kitchen
- Contemporary bathroom suite
- Beautifully maintained communal gardens
- Excellent Streatham Hill links
- Close to local amenities

Positioned within a classic 1930s Art Deco building, this one bedroom flat offers a bright and well proportioned layout set amidst leafy communal grounds. The front door opens into a welcoming hallway complete with useful built in storage. At the heart of the home is a spacious reception room bathed in natural light through a multi pane bay window, creating a wonderfully comfortable setting for both relaxing and dining. Directly adjacent, the double bedroom provides generous floor space and peaceful proportions for freestanding storage. Completing the interior is a separate modern kitchen fitted with sleek cabinetry, integrated cooking appliances, and practical worktops, alongside a fully tiled bathroom suite. Outside, residents enjoy access to beautifully maintained communal gardens.

Corner Fielde sits prominently in Streatham Hill, putting an array of local amenities right on the doorstep. Commuters benefit from

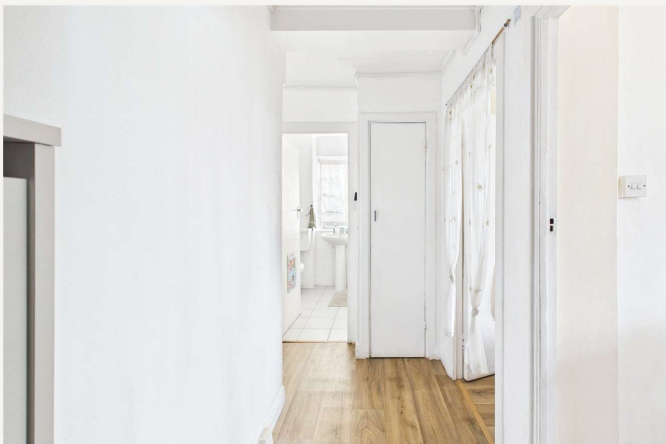
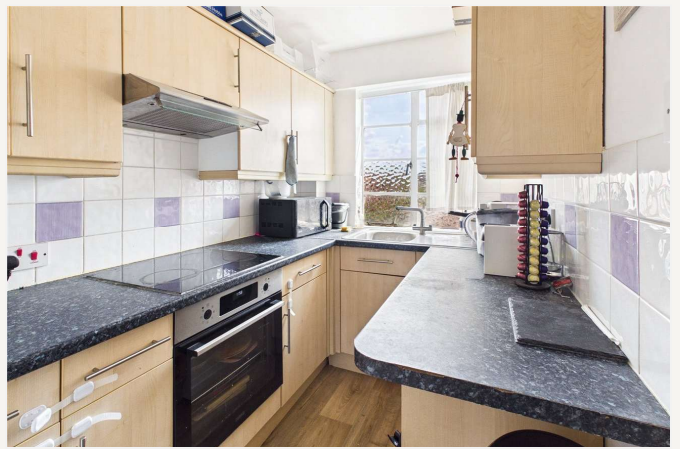
exceptional transport connections, with Streatham Hill station just a short stroll away offering direct rail services into London Victoria, Clapham Junction, and London Bridge. Regular daytime and 24 hour bus routes run along Streatham High Road for rapid connections to Brixton Underground station on the Victoria Line. The local area boasts vibrant independent cafes, popular restaurants, and major supermarkets including M&S Foodhall and Sainsbury's. For outdoor recreation, the green expanses of Tooting Bec Common, Brockwell Park, and Streatham Common are all within easy reach

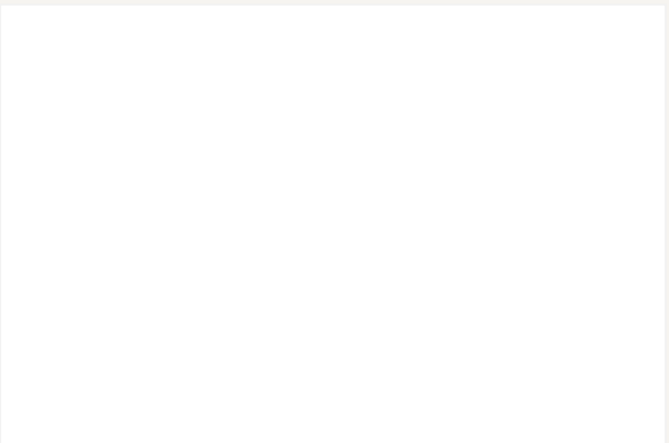
Streatham

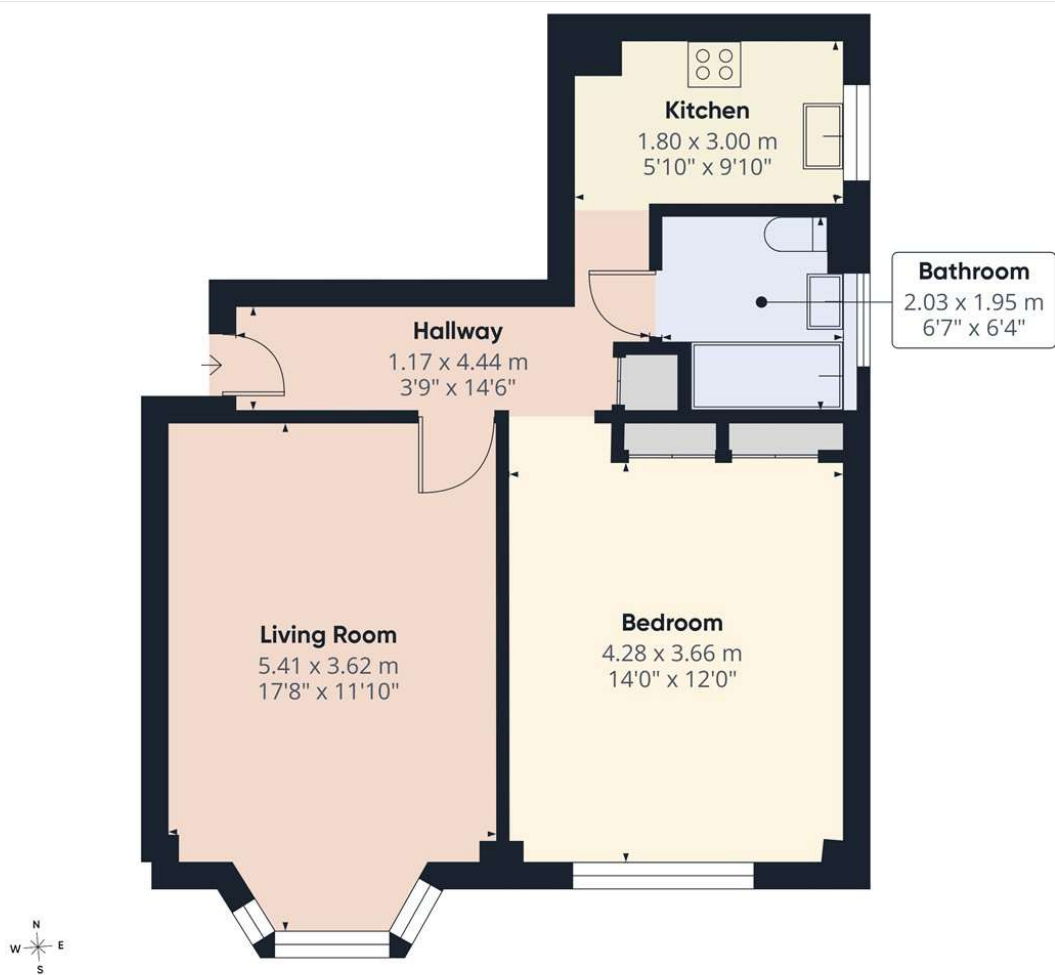
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Approximate total area⁽¹⁾
50.1 m²
538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 140 year and 3 months

Service Charge: £3015.71 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

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