

STREATHAM PLACE, SW2
OFFERS IN EXCESS OF £400,000 LEASEHOLD

**A BRIGHT AND SPACIOUS, PURPOSE-BUILT
TWO DOUBLE BEDROOM APARTMENT WITH
A LARGE BALCONY**

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DESCRIPTION:

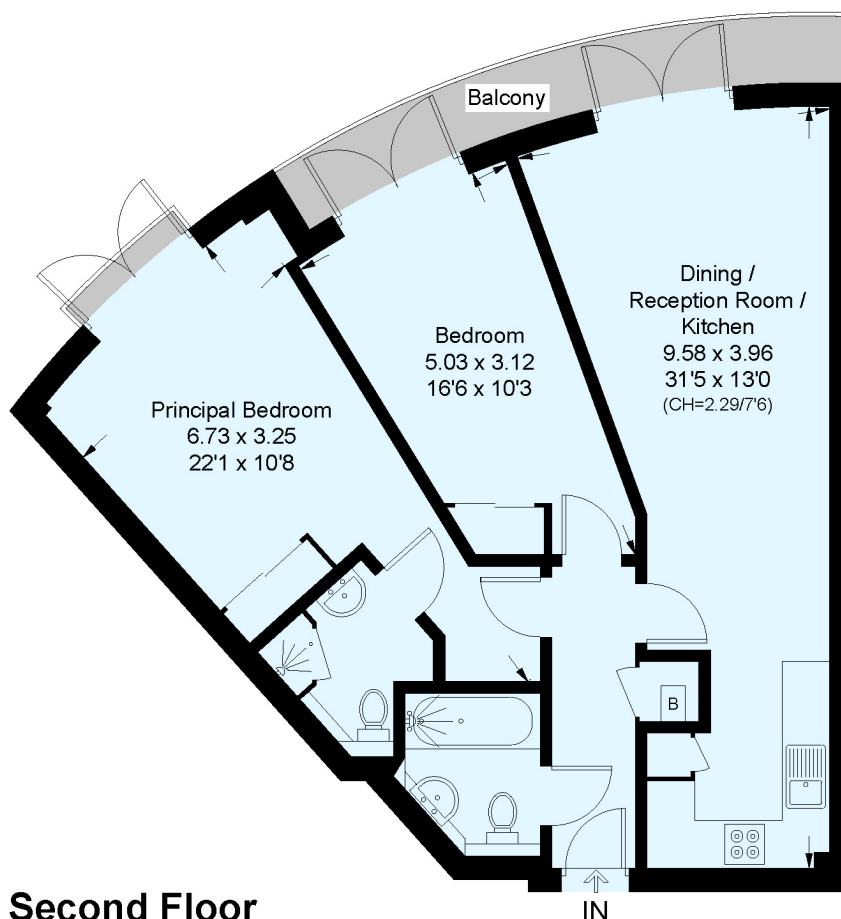
We are delighted to present this bright and well laid out second floor (with lift) purpose-built apartment which has 744 sq. ft. of living space and is located above the commercial premises - Tesco Express supermarket. The property comprises of an open-plan kitchen/diner/reception room and the kitchen area is equipped with the usual appliances i.e., washing machine, integrated dishwasher, electric oven & hob and extractor and a freestanding fridge/freezer. The reception room area has direct access onto a balcony with sunny westerly views, perfect for al-fresco dining. The principal bedroom (22 ft.) has access to a separate Juliet balcony and an en-suite shower room with a shower cubicle, a wash hand basin and a WC. The second double bedroom has private access to the balcony. Both bedrooms have fitted wardrobes, perfect for ample storage and large windows which let in plenty of natural light. The modern bathroom has a bathtub with a shower overhead, a wash hand basin and a WC. Streatham Place is on the Balham/Brixton Hill borders and as such is well-placed for access to both the Northern Line and Victoria line tube as well as Streatham Hill and Balham overground stations. Pretty "Abbeville Village" shops and restaurants are nearby as well as Clapham Common, Tooting Bec Common and Brockwell Park.





Streatham Place, SW2

Approximate Gross Internal Area
69.1 sq m / 744 sq ft



Second 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. (ID826690)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(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		

Tenure: Leasehold

Term: 107 year and 2 months

Service Charge: £2500 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: D

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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