



CORNER FIELDS, LONDON, SW2
£325,000 LEASEHOLD

A VERY LARGE (648 SQ.FT.) GROUND FLOOR ART DECO APARTMENT ON STREATHAM HILL

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DESCRIPTION

Corner Fielde is a landmark building located in a prime spot on Streatham Hill by Telford Bus garage - handy for nearby Brixton tube and Streatham Hill train station. There are plenty of local shops, bars and cafes in the immediate vicinity.

This large apartment is on the ground floor and is a bright and well-presented space with good-size rooms and wooden floors, including a spacious reception room with a large window, perfect for flooding in plenty of natural light.

As you enter the property there is a larger than average entrance hall/reception space with two fitted closets (with ample storage) and access to: a modern white and grey bathroom with window to the rear. There is a bath with a large shower enclosure, a WC and a wash hand basin on a fitted cabinet stand with storage below. Next to this is the fitted kitchen with modern white wall and base cabinets with stainless steel handles and the usual appliances and a window to the side over the sink. The large bedroom has a wall of fitted wardrobes, wooden floors and a large window too.

Available exclusively through Winkworth the property is opposite our Streatham office and early viewings are recommended!

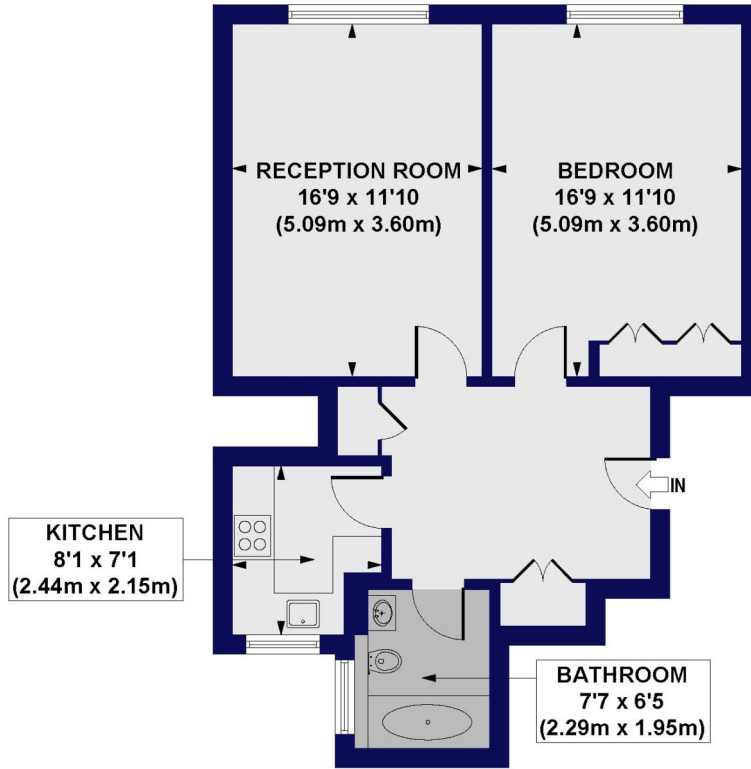


ACCOMMODATION

Leasehold 142 years 8 months, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Ground Floor, Communal Gardens, Period, Town/City, Purpose Built, Good decoration, 648 Approx Sq Ft, Service charge £4,776 pa £3,665.70 p/a + a payment of £1110.00 p/a per year to build up the reserve fund (ongoing for last 3-4 years).

Hot Water and Heating include in Service Charge,
Ground rent Nil

Corner Fielde, Streatham Hill, SW2
Approx. Gross Internal Floor Area 648 sq. ft / 60.22 sq. m



GROUND FLOOR

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.

Tenure: Leasehold
Term: Expires - 25/12/2166
Service Charge: £4775.7 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: B

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.

Energy Efficiency Rating	
	Potential
(92-100) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	53
(21-38) F	
(1-20) G	

England, Scotland & Wales EU Directive 2002/91/EC

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