



Churchill Lodge, Streatham High Road, SW16

£400,000 *Leasehold*

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KEY FEATURES

- Outstanding three bedroom apartment
- Recently refurbished modern interior
- Juliet balcony off reception room
- Access to lawned communal gardens
- Modern fitted open plan kitchen
- Principal bedroom with en-suite
- Secure development with residents' gym
- Moments from Streatham station

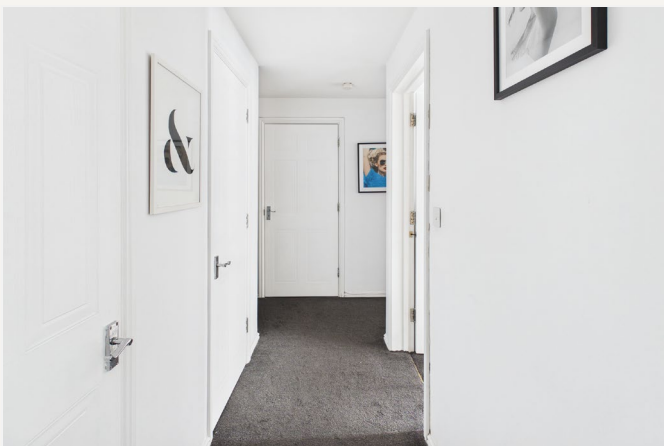
Positioned within a secure modern development, this recently refurbished three-bedroom apartment offers a bright, flawlessly presented interior complemented by a Juliet balcony, access to communal gardens, and exclusive use of a residents' gym. The front door opens into a central entrance hallway that connects the principal rooms and includes useful built in storage. At the heart of the home, an expansive open plan reception and dining room forms a superb setting for relaxing and entertaining, bathed in natural light through glazed doors that open directly to a charming Juliet balcony. Seamlessly flowing from the living space, the modern fitted kitchen is finished to a high standard with crisp white gloss cabinetry, generous worktop space, and integrated appliances. The property boasts three well-proportioned bedrooms, providing excellent versatility for family living, guest accommodation, or a dedicated home office. The principal bedroom serves as a peaceful retreat, complete with built in wardrobes and a contemporary en-suite shower room. A second bedroom also benefits from built in storage, while a stylish main family bathroom, fitted with a bathtub, overhead shower, and clean sanitaryware, completes the interior accommodation. Outside, residents enjoy access to leafy communal gardens. Churchill Lodge is ideally situated on Streatham High Road, placing a vibrant array of lifestyle amenities, independent cafes, major supermarkets, and restaurants right on your doorstep. Commuters are superbly catered for, with Streatham station just a short stroll away, providing fast direct Thameslink and National Rail services into London Blackfriars, London Bridge, and the City. For outdoor recreation and weekend downtime, the expansive green parkland of Streatham Common and the beautifully manicured Rookery Gardens are both within easy reach.

Streatham

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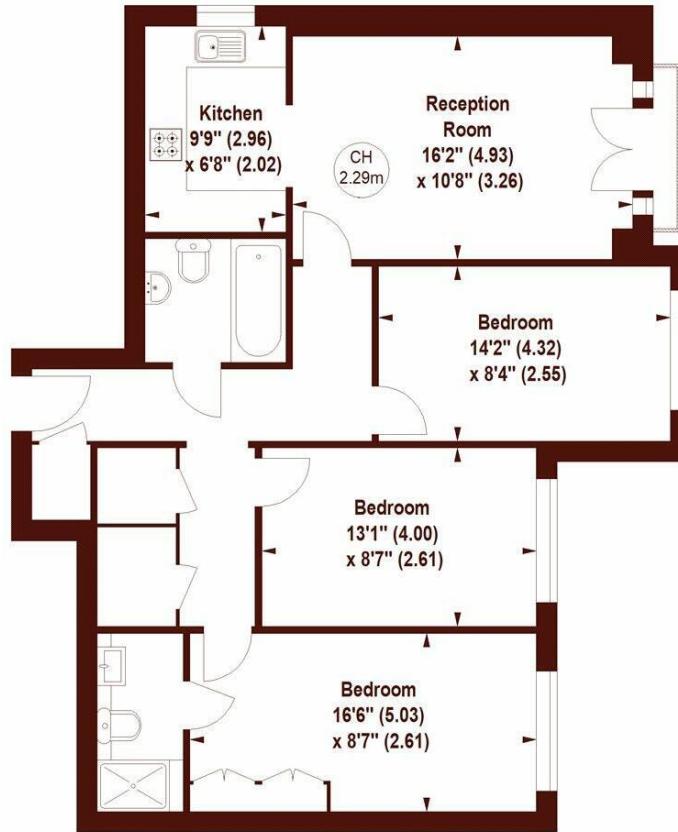




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APPROX. GROSS INTERNAL FLOOR AREA 869 SQFT / 80.73 SQM

Key :
CH - Ceiling Height



FIRST FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 99 year and 4 months

Service Charge: £3000 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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