



Streatham Close, London, SW16

£425,000 *Leasehold*

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KEY FEATURES

- Three-bedroom duplex
- Recently refurbished interiors
- Bright separate reception
- Additional dining room
- Guest cloakroom downstairs
- Residents parking on site
- Extensive communal gardens
- Close to Streatham Hill

Set within the well-kept grounds of Streatham Close, this bright duplex apartment has been recently refurbished and offers generous, well-balanced space over two floors. A shared entrance leads to a private front door and a central hallway with a handy guest WC and deep storage. To the front, a peaceful reception room enjoys a green outlook through large multi-pane windows; alongside is a separate dining room—ideal as a second reception, home office or playroom. The smart kitchen sits opposite with contemporary cabinetry and good worktop space. Upstairs, three comfortable bedrooms are arranged around a wide landing, two doubles with leafy views and a third ideal as a nursery or study. A fresh family bathroom completes the layout. Residents enjoy access to extensive communal lawns at the rear, while a residents' car park sits at the front of the development. The building is well maintained by proactive managing agents with an active residents' association. Leigham Court Road puts you close to Streatham Hill station for fast links to London Victoria in around 17 minutes, with Thameslink connections available via Streatham and direct buses down to Brixton for the Victoria line. Day-to-day amenities are on the doorstep: independent cafés, bakeries, restaurants and shops along Streatham High Road. Green space is plentiful with Hillside Gardens Park moments away and both Streatham Common and Tooting Bec Common within easy reach for weekend walks, tennis and the lido at Tooting Bec.

Being sold with a statutory 90-year lease extension added to the current term.

Streatham

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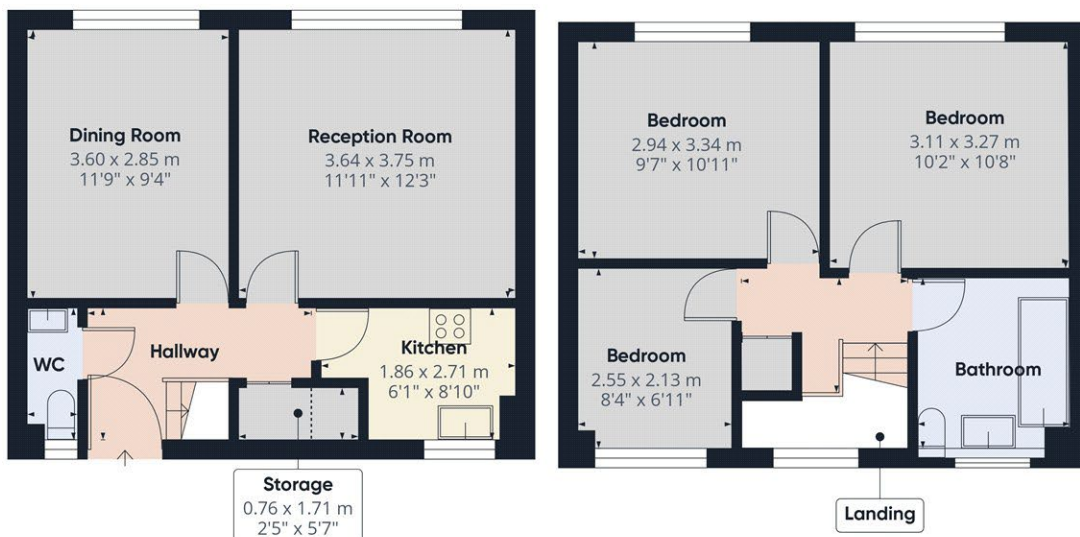
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Floor 1

Approximate total area⁽¹⁾

71.5 m²
769 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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MATERIAL INFO

Tenure: Leasehold

Term: Being sold with a statutory 90-year lease extension added to the current term.

Service Charge: £3028 per annum

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: C

EPC rating: To be confirmed

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