



**MOUNTEARL GARDENS, SW16**  
**£300,000 LEASEHOLD**

## **A FIRST FLOOR ONE BEDROOM NEW BUILD APARTMENT BY STREATHAM HILL**

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## DESCRIPTION:

The property has a secure resident's entrance from the street and is set within attractive contemporary landscaped gardens with bench seating, pergola and paved areas with planted beds. There is a large covered bicycle storage area too. Internally the accommodation comprises: an entrance hall with storage closet housing heating/boiler, a smart white modern bathroom with a walk-in shower, a WC, a wash hand basin and a heated towel rail. The double bedroom is bright and features a fitted wardrobe for ample storage. The bright, 20ft open-plan kitchen/reception has a range of simple white fitted kitchen units with integrated appliances, there is wooden flooring through the living area which has a door that leads to a Juliet balcony. Mountearl Gardens was built in 2016 and is still covered under the developer's defects warranty. It has a high energy efficiency rating which translates into low running costs. Streatham Hill station has a regular service into the West End and Brixton tube is a short bus ride away. There are plenty of lively local shops, bars and cafe/restaurants on your doorstep as well as gyms and convenient shopping and leisure facilities. Streatham and Tooting Bec Commons are nearby. The property is offered with a long lease.

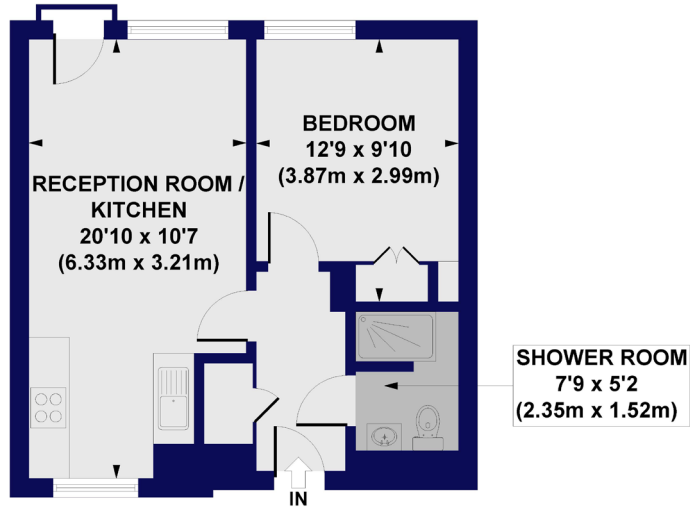
## AT A GLANCE

- New Build Apartment
- First Floor
- Double Bedroom
- Smart Bathroom
- Open-Plan Kitchen/Reception
- Juliet Balcony
- Lovely Communal Courtyard Gardens
- Bike Store
- Sole Agent





**Mountearl Gardens, SW16**  
**Approx. Gross Internal Floor Area 438 sq. ft / 40.69 sq. m**



**FIRST 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		88	88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold (117 years approx. remaining)  
**Term:** Expires - 2141  
**Service Charge:** £2,028 per annum (paid monthly: £169 p/m)  
**Ground Rent:** £350 Annually (subject to increase)  
**Council Tax Band:** C

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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