



WAVERTREE COURT, LONDON, SW2
£385,000 LEASEHOLD

A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT SET WITHIN LOVELY GARDENS ON STREATHAM HILL

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

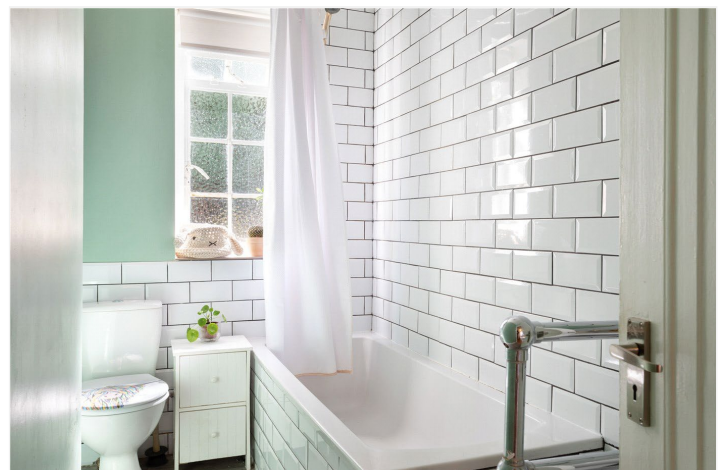


DESCRIPTION:

Exclusively available through Winkworth, this stunning ground floor two-bedroom apartment is situated in an attractive 1930's Art Deco mansion block excellently located between Brixton and Streatham, with Hillside Gardens Park, Brockwell Park (with its iconic Lido), and Tooting Common all within walking distance. Set within meticulously maintained communal gardens adorned with charming water features and mature planting, this property offers tranquillity amidst the vibrancy of local amenities. The entrance hall greets you with two built-in closets, providing added storage convenience. As you step through into the modern, bright fitted kitchen, there are integrated appliances and plenty of wall and base units for ample storage. The adjacent reception room boasts generous ceiling height, while a large Crittall bay window floods the space with natural light. From the hallway, two double bedrooms offer serene views of the manicured gardens, providing a peaceful retreat. Completing the living space is a modern bathroom, ensuring comfort and style throughout. This stylishly upgraded flat effortlessly marries original features - such as the charming floorboards - with modern conveniences including smart switches throughout. Wavertree Court has undergone a comprehensive programme of works and upgrades in recent years, ensuring it is well maintained and professionally managed. Service charges include en-bloc central heating and hot water, as well as a reserve fund contribution for any future works, ongoing maintenance, and the services of an on-site caretaker. Additionally, the adjacent street has recently become permit-only parking, making it easy to find a spot with a residents' permit.

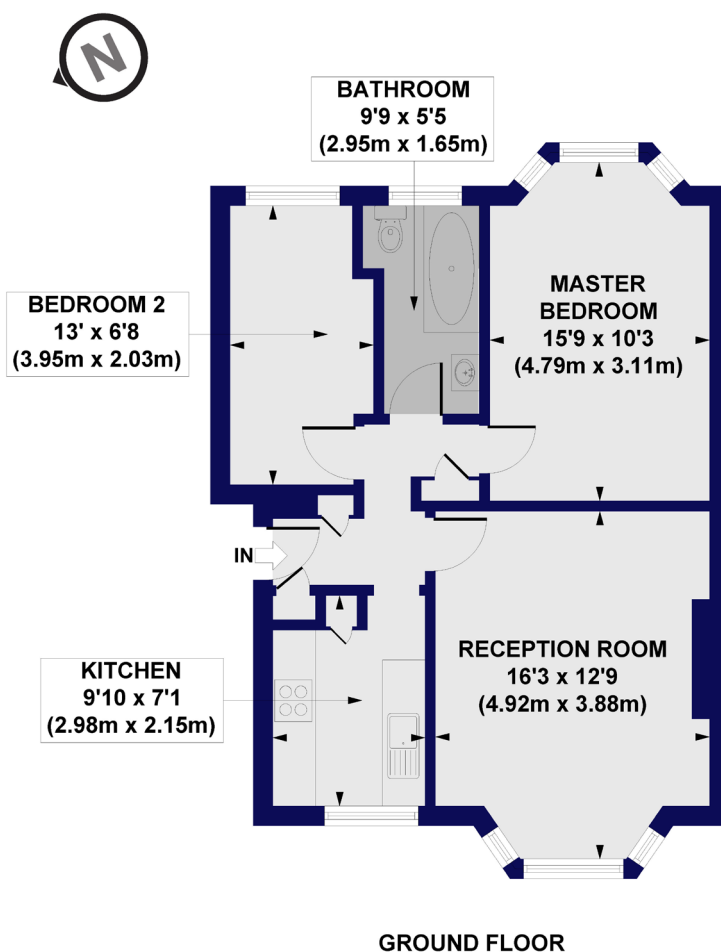
AT A GLANCE

- 1930's Art Deco Apartment
- Great Location
- Ground Floor
- Immaculate condition
- Two Double Bedrooms
- Bathroom
- Fitted Kitchen
- Reception Room
- Lovely Gardens
- En-Bloc Heating





Wavertree Court, Streatham Hill, SW2
Approx. Gross Internal Floor Area 628 sq. ft / 58.3 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.

Winkworth

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 | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current: 61 | Potential: 76 |
| England, Scotland & Wales | EU Directive 2002/91/EC |

Tenure: Leasehold
Term: Expires - 12/12/3015
Service Charge: £4800 per annum
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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.