



## Streatham High Road, SW16

£265,000 *Leasehold*



### KEY FEATURES

- One-bedroom purpose-built flat
- Bright and spacious living room
- Separate fitted kitchen
- Contemporary bathroom suite
- Double bedroom with good storage potential
- Communal parking and gardens
- Excellent transport links and amenities
- Close to Streatham Common and Norbury Park

Set within a well-maintained purpose-built development, this charming one-bedroom flat offers a perfect blend of modern convenience and classic comfort, positioned in the heart of one of South London's most vibrant neighbourhoods.

A bright hallway leads into a spacious living room filled with natural light, providing a welcoming space for relaxing or entertaining. The property also features a separate fitted kitchen, a well-proportioned double bedroom, and a contemporary three-piece bathroom suite. Residents further benefit from communal parking and neatly kept shared gardens.

Perfectly placed for local amenities, the flat sits along Streatham High Road, moments from an excellent selection of cafés, restaurants, and supermarkets. Streatham Common and Norbury Park offer wide green spaces nearby, ideal for weekend walks or summer picnics. Excellent transport links include Norbury, Streatham, and Streatham Hill stations (all within one mile), providing swift routes into London Bridge, Victoria, and the City.

### Streatham

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 97 year and 2 months

**Service Charge:** £1357 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** C

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