

FLAT 44, HAZLEMERE COURT, 26 PALACE ROAD, LONDON, SW2
OIEO £350,000 LEASEHOLD

PERFECTLY POSITIONED IN STREATHAM HILL, OFFERING TRANQUIL LIVING WITH URBAN CONVENIENCE

SUMMARY:

Nestled within the tranquil grounds of Hazlemere Court, this spacious fifth-floor flat offers a serene retreat in the heart of Streatham Hill. Set back from the sought-after Palace Road, the property is surrounded by mature private gardens, providing an oasis of greenery and calm. The apartment boasts two generous double bedrooms, a bright and airy reception room that opens onto a private balcony, a separate kitchen, and a well-appointed bathroom. A statutory lease extension of 90 years will be granted upon completion, ensuring long-term value and peace of mind for the new owner. Conveniently located off the South Circular Road, Hazlemere Court offers excellent transport links, with Brixton Tube, Tulse Hill, and Streatham Hill rail stations all easily accessible, providing swift connections to Central London and beyond. Whether you're looking for a peaceful home or an investment opportunity, this property is perfectly positioned to enjoy the best of suburban living with urban convenience.

Streatham | 020 8769 6699
46-50 Streatham Hill, London, SW2 4RD

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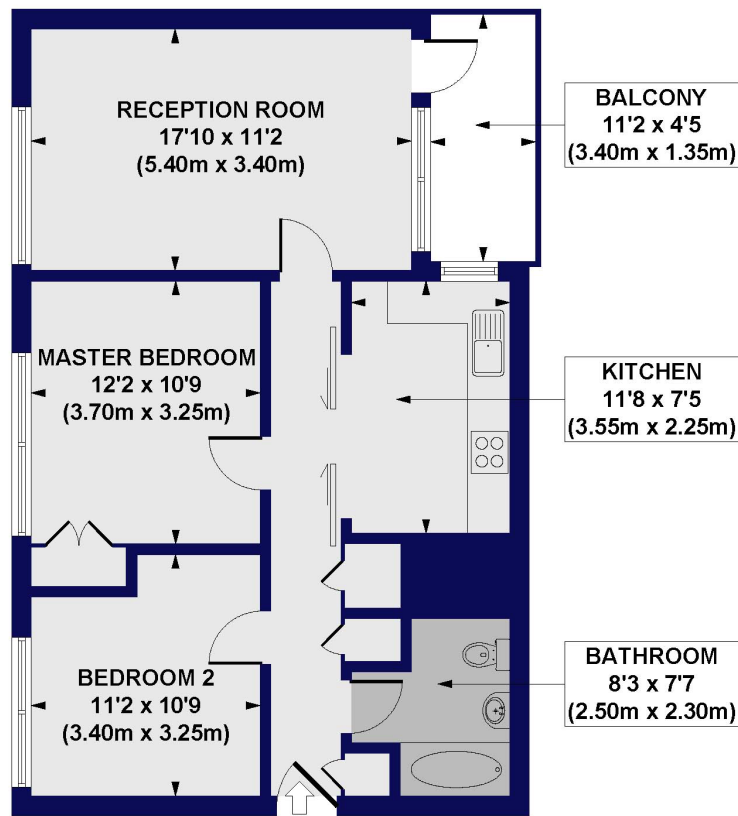




AT A GLANCE

- Fifth-floor flat with private balcony.
- Two spacious double bedrooms.
- Bright and airy reception room.
- Separate kitchen with modern fittings.
- Well-maintained bathroom.
- Set within mature private gardens.
- Statutory lease extension granted upon completion.
- Easy access to Brixton Tube and local rail stations.

Hazlemere Court, Palace Road, SW2
 Approx. Gross Internal Floor Area 737 sq. ft / 68.47 sq. m

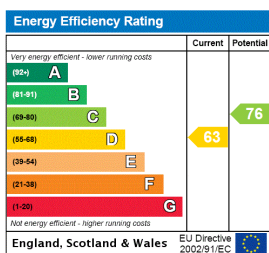


FIFTH FLOOR

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.



Tenure: Leasehold

Term: A statutory lease extension granted upon completion

Service Charge: £3478.04 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.

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