



MOUNTEARL GARDENS, SW16
£290,000 LEASEHOLD

A SECOND FLOOR ONE BEDROOM NEW BUILD APARTMENT BY STREATHAM HILL

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DESCRIPTION:

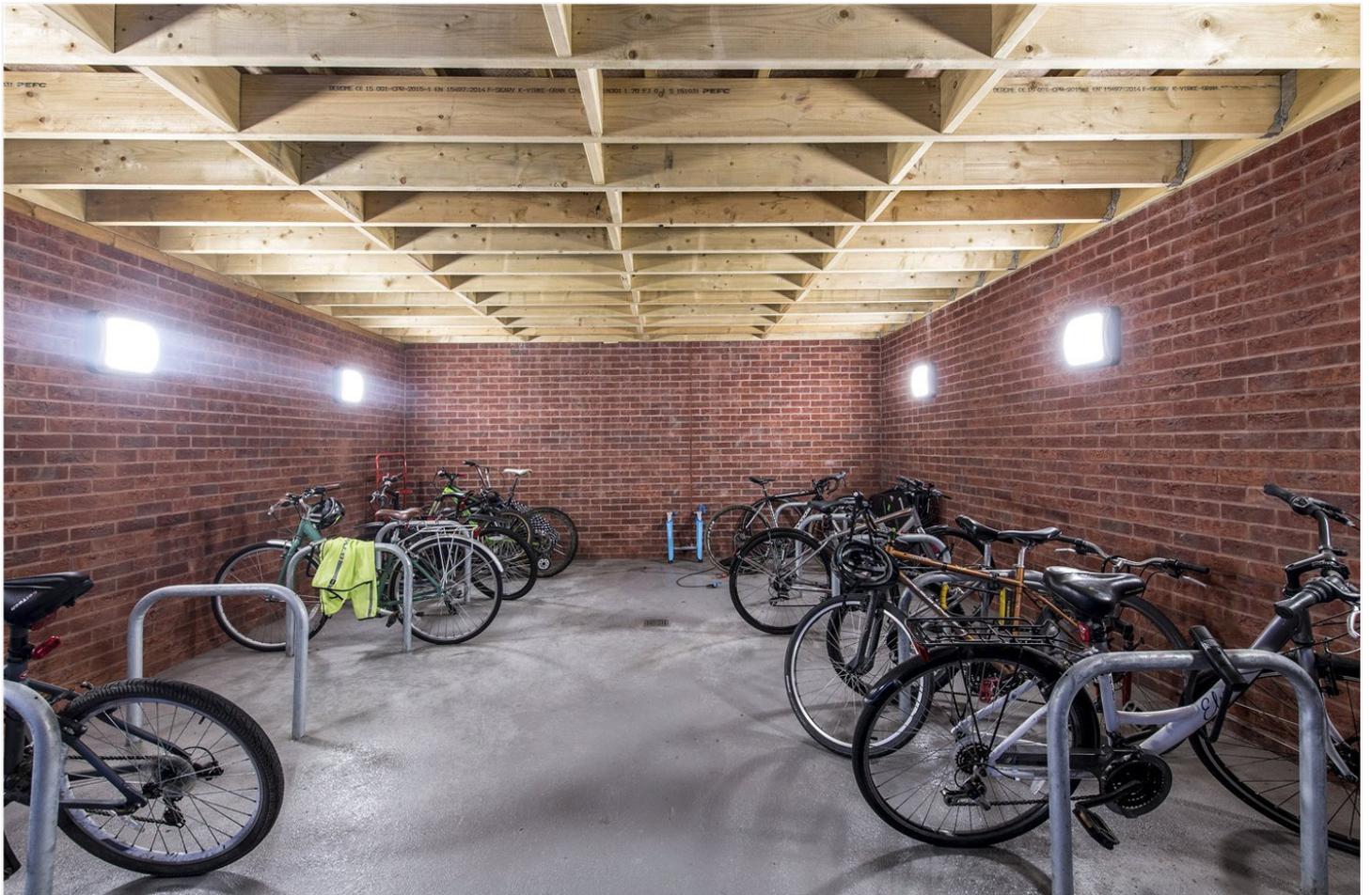
This property is initially only available to people who fit the eligibility criteria:

- Own no other property
- Earn less than £90,000 per annum

Available exclusively through Winkworth, we are delighted to present this smart new-build second floor apartment set within a small modern development by Pocket Living in Mountearl Gardens, just off Leigham Court Road in Streatham Hill. The property has a secure residents' 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 for residents here too. Internally the accommodation comprises: an entrance hall with wooden flooring, a storage closet housing heating/boiler and plumbing for a washing machine, a smart white and stone tiled modern shower room with a walk-in shower, a WC, a wash hand basin and a heated towel rail. The double bedroom has a large window/door that gives on to a glazed Juliet balcony. 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 large glazed modern door that leads to the other Juliet balcony.

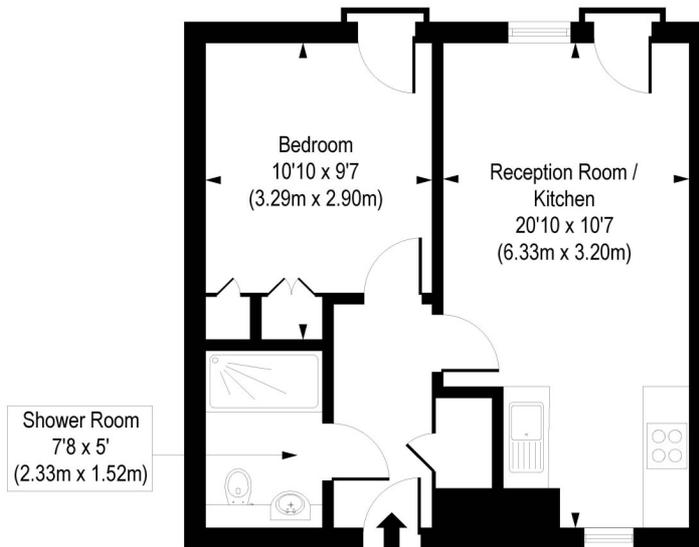
Mountearl Gardens was built in 2016 and is still covered under the developer's defects warranty. It has a high energy efficiency rating which translates into low running costs.

Streatham Hill station has a regular commuter service into the West End (Victoria) and Brixton tube is a short bus ride away down the hill. There are plenty of lively local shops, bars and cafe/restaurants on your doorstep as well as gyms and convenient shopping and leisure facilities. The green expanses of Streatham and Tooting Bec Commons are also nearby. The property is offered with a long lease.



Mountearl Gardens, SW16

Approx. Gross Internal Floor Area 433 sq. ft / 40.22 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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: 118 year and 4 months

Service Charge: £2028 per annum

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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