



MOUNTEARL GARDENS, SW16
OFFERS IN EXCESS OF £400,000 LEASEHOLD

**SPACIOUS THREE-BEDROOM FLAT WITH
PRIVATE BALCONY, CLOSE TO AMENITIES
AND TRANSPORT LINKS, IDEAL FOR
COMMUTERS AND FAMILIES ALIKE**

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DESCRIPTION:

This spacious and well-presented three-bedroom flat is located in Mountearl Gardens, just moments away from Streatham Hill station. The property has regular services from Streatham Hill station into London Victoria, while the vibrant and trendy Brixton Tube station is just a short bus ride away. The surrounding area is filled with an array of amenities, including a fantastic selection of independent shops, cafes, bars, and restaurants, making it a vibrant place to live.

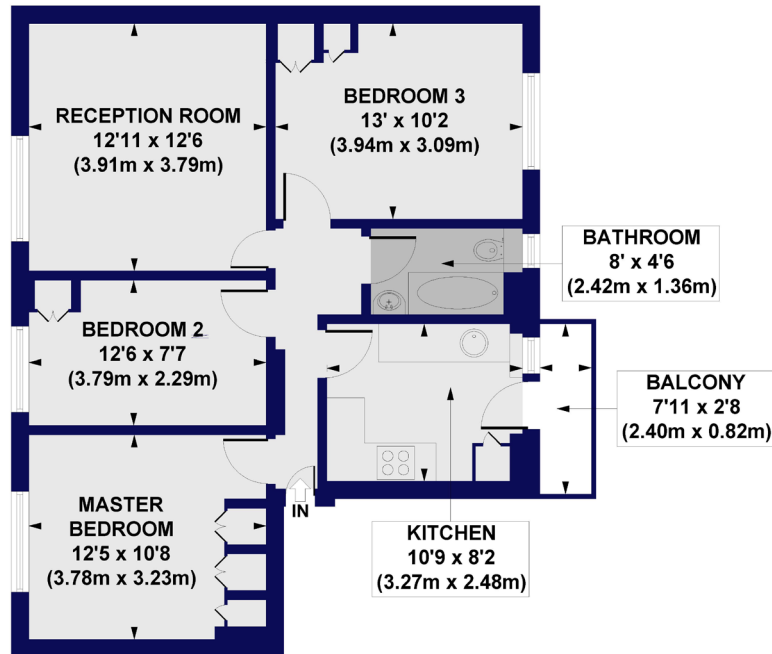
The property boasts three generously sized bedrooms, perfect for families or professionals looking for extra space. The bright and airy reception room provides a peaceful outdoor space to relax. The separate kitchen is fully equipped, offering ample storage and modern appliances and opens up to a private balcony, providing a peaceful outdoor space to relax

Mountearl Gardens is well placed for access to green open spaces, with both Streatham and Tooting Bec Commons within easy reach, perfect for outdoor activities or leisurely walks. For families, the area also benefits from excellent local schools and a close-knit community feel, making it a popular choice.





Mountearl Gardens, SW16
Approx. Gross Internal Floor Area 716 sq. ft / 66.55 sq. m

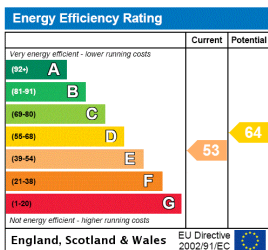


SECOND FLOOR

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: 90 year and 8 months

Service Charge: £1500 per annum

Ground Rent: £10 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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