



STREATHAM VALE, SW16  
**£375,000 SHARE OF FREEHOLD**

## CHARMING TWO-BEDROOM FLAT WITH PRIVATE GARDEN AND EXCELLENT AMENITIES IN STREATHAM VALE

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## DESCRIPTION

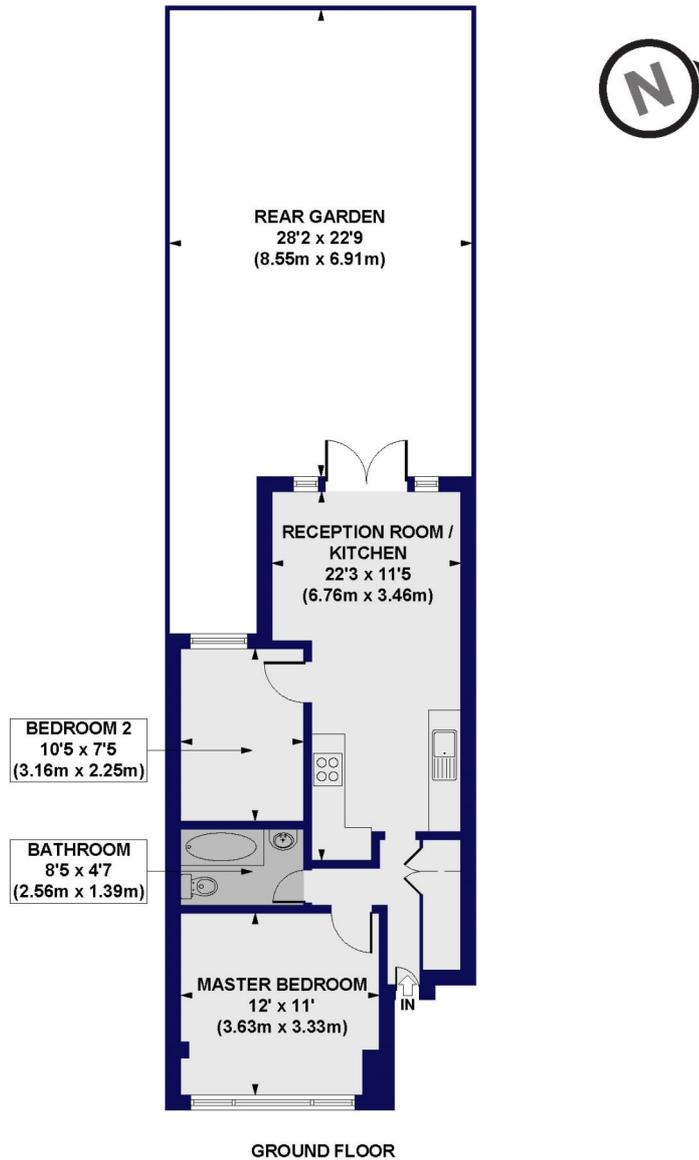
Set in the heart of Streatham Vale, this charming ground-floor flat offers a seamless blend of style and functionality. Upon entering, you are welcomed into a spacious and open-plan reception room and kitchen, bathed in natural light from the large windows and French doors leading to a private rear garden. The kitchen features contemporary cabinetry, tiled splashbacks, and ample workspace for cooking and entertaining. The property comprises two well-proportioned bedrooms, including a generously sized master bedroom with a large window overlooking the front of the property. The second bedroom is perfect as a guest room, home office, or nursery, providing flexible accommodation to suit your needs. The modern bathroom, finished with sleek fittings, includes a shower over the bathtub and a stylish vanity unit. The highlight of this home is undoubtedly the private garden, a tranquil retreat ideal for al fresco dining, gardening, or simply unwinding after a long day.

The flat is located moments from a large Lidl supermarket and a selection of local shops, including a post office and newsagents. For outdoor enthusiasts, the green open spaces of Streatham and Mitcham commons are within easy reach, while families will appreciate the nearby Granton Primary School, popular with local parents.



# Streatham Vale, SW16

Approx. Gross Internal Floor Area 522 sq. ft / 48.53 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	77
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 980 year and 8 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 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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