

## Wavertree Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**£650,000**

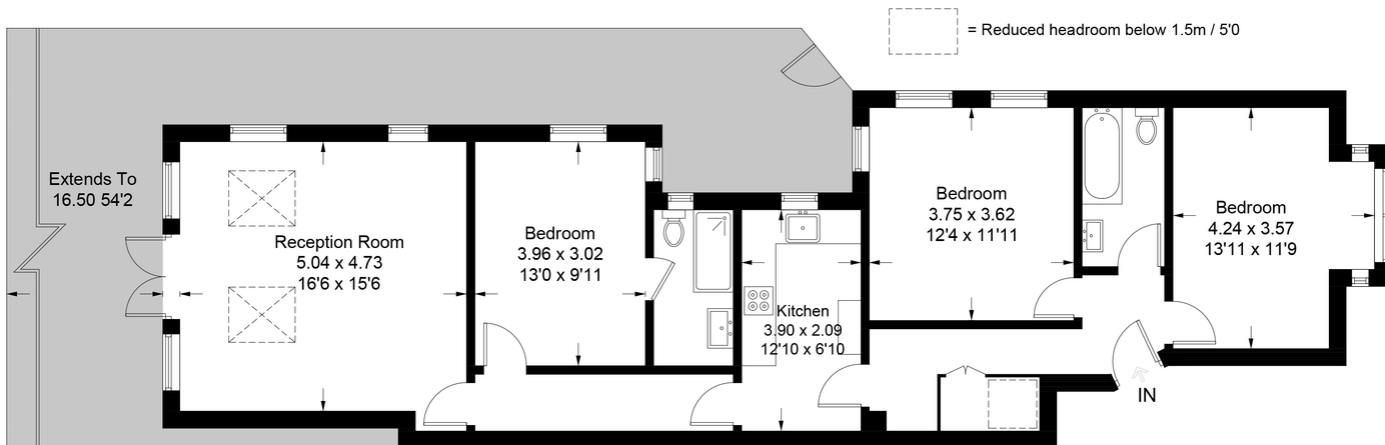
- Three double bedrooms, two bathrooms
- Large Private garden



This wonderfully spacious, ground-floor apartment extends to well over 1000sq ft. There are three double bedrooms, two bathrooms (one en-suite), kitchen, a generous and bright reception and a massive private garden. The property is very well presented throughout and is offered to the market chain free. The flat has a private entrance via the side access. It is located on a lovely quiet street, close to the excellent shops, bars and restaurants of Streatham Hill, the lovely open spaces and tennis courts at Hillside Gardens and transport can be found at Streatham Hill and Tulse Hill stations or the numerous bus routes into the City.

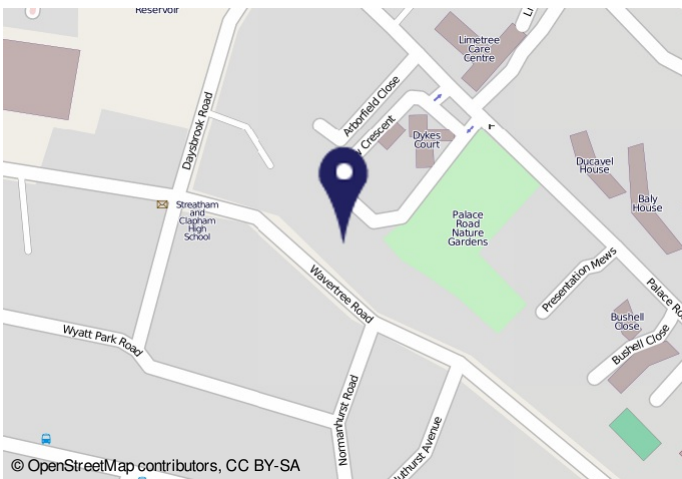
# Wavertree Road

Approximate Gross Internal Area = 96.4 sq m / 1037 sq ft  
(Excluding Reduced Headroom)  
Reduced Headroom = 0.8 sq m / 9 sq ft  
Total = 97.2 sq m / 1046 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID764097)



### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.