

Sunnyhill Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £325,000

- Attractive two double bedroom converted flat
- Direct access to shared garden



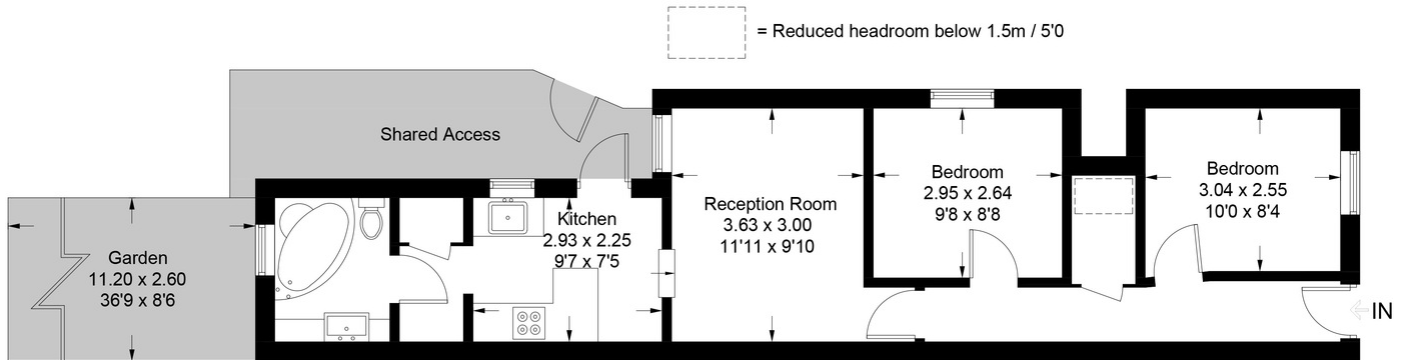
The property occupies the ground floor of the building and has a private front door from Sunnyhill Road. The accommodation is spacious and light with high ceilings and the flat is the only one to have direct access onto the shared garden. It is being sold with no onward chain. Streatham and Streatham Hill stations are both within walking distance providing alternative routes into the city. There are bus routes on the high road and an array of shops bars and restaurants.

Tenure: Share of Freehold

Lease length: 999 years from 1975

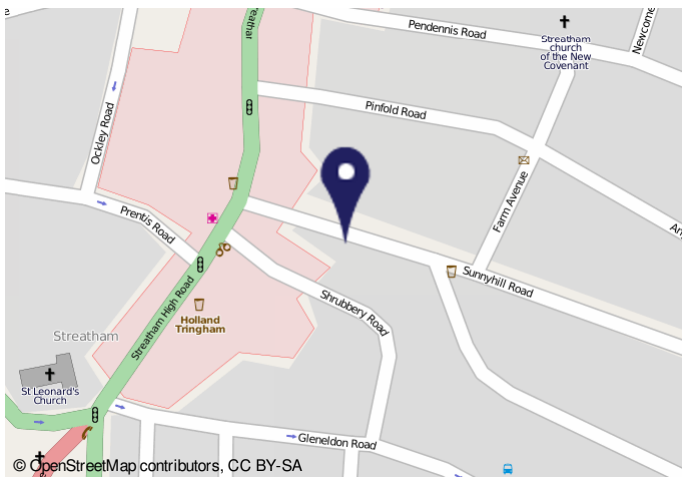
Sunnyhill Road

Approximate Gross Internal Area = 50.4 sq m / 543 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 0.6 sq m / 6 sq ft
Total = 51.0 sq m / 549 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. (ID982928)



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.