

## Streatham Vale, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£375,000**

- Private garden
- Two double bedrooms



A beautifully presented ground floor flat, with direct access to private garden with garage at the rear offering access to a side-street. The flat has two bedrooms both with en-suite bathrooms, a spacious reception and galley kitchen. Offered to the market in good condition with no onward chain and a share in the freehold. Streatham Common station is in very close proximity with a range of shops, pubs and restaurants nearby.


Tenure: Share of freehold

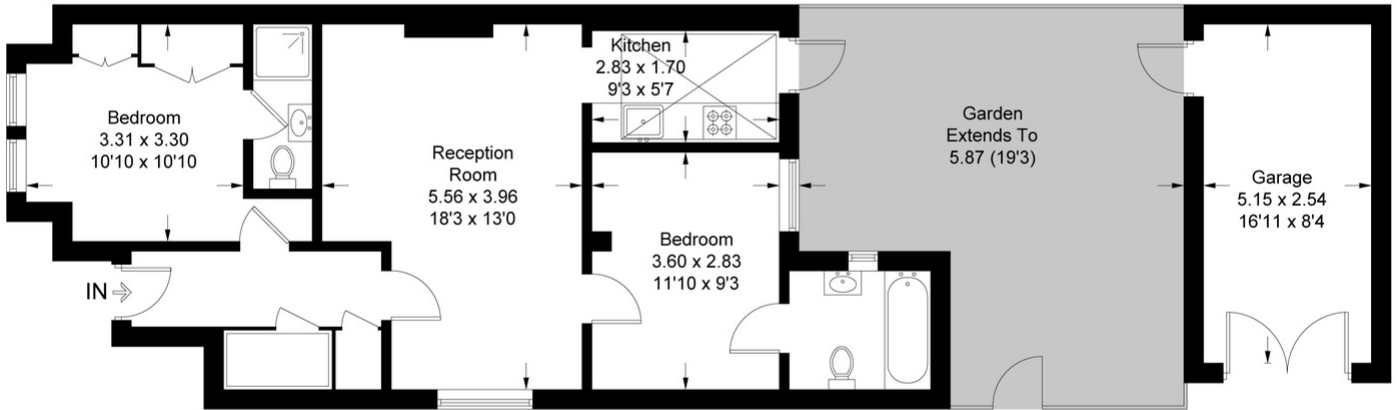
Lease length: 980 years

# Streatham Vale

Approximate Gross Internal Area = 60.7 sq m / 653 sq ft  
Reduced Headroom = 1.5 sq m / 16 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 75.8 sq m / 815 sq ft

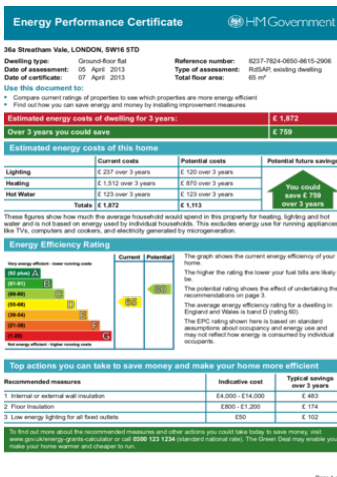
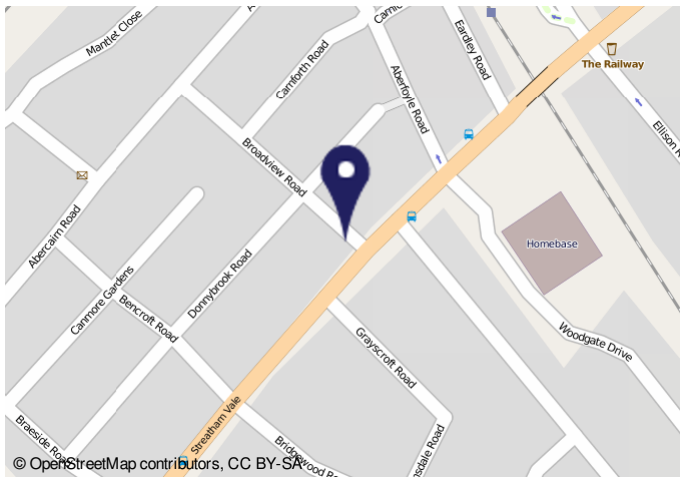


 = Reduced headroom below 1.5m / 5'0



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. (ID550310)



**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.