



**Streatham Place, London SW2 4AQ**

**welcome to**

## **Streatham Place, London**

A well-maintained modern development moments from the vibrant heart of Brixton, this beautifully presented two-bedroom double bedroom apartment offers generous proportions, excellent natural light and a refined contemporary finish throughout.

Positioned on the third floor, the apartment extends to approximately 779 sq ft and comprises a spacious open-plan reception and kitchen area with floor-to-ceiling windows opening onto a private balcony - an ideal spot for morning coffee or evening relaxation. The sleek, fully integrated kitchen provides ample storage and stylish work surfaces, perfectly complementing the clean modern lines of the interior.

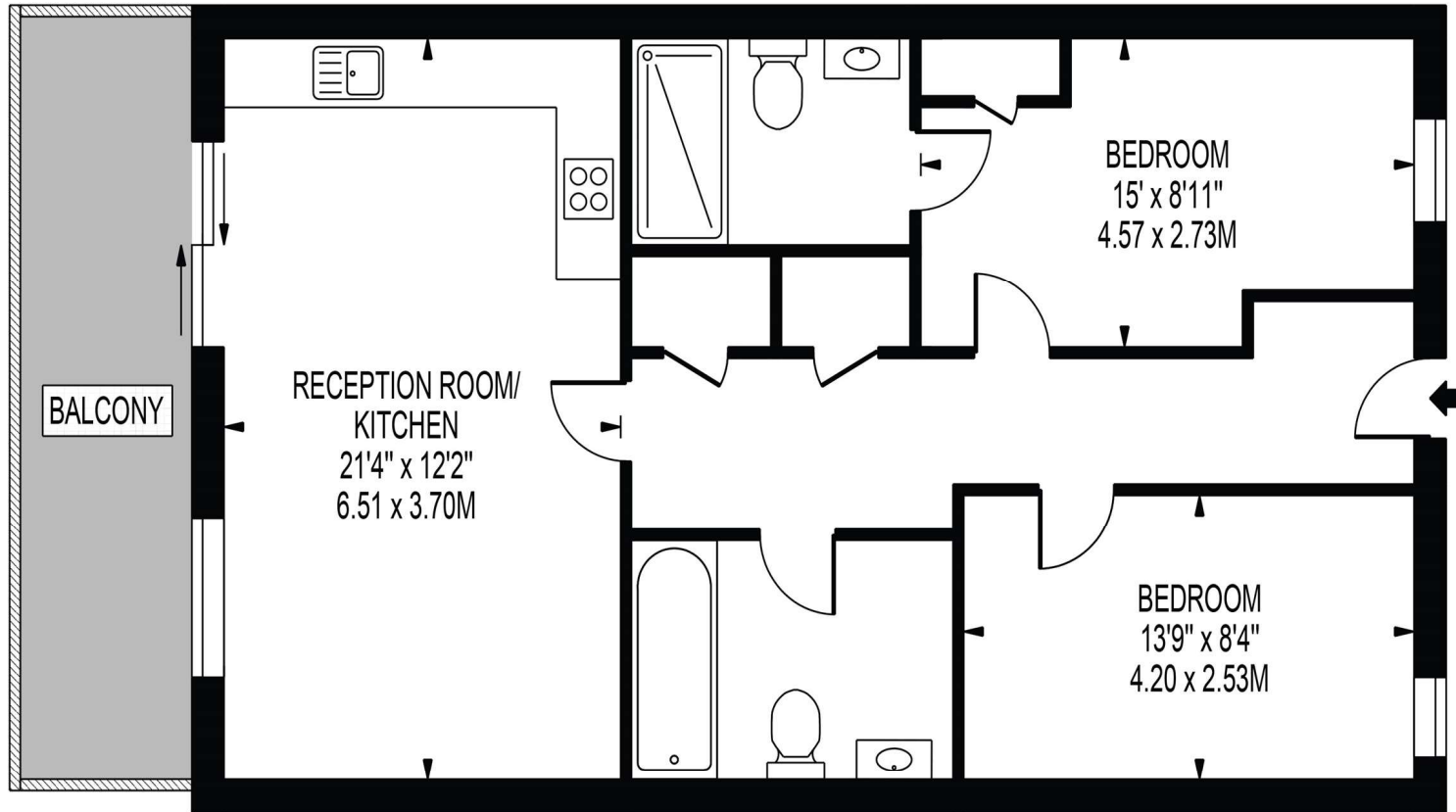
The principal bedroom features a smart en suite shower room, while the second double bedroom is served by a modern family bathroom. Additional benefits include underfloor heating, double glazing, secure entry system and lift access.

Conveniently located for Streatham Hill Station, providing swift connections into London Victoria and Clapham Junction, and within easy reach of Brixton Underground (Victoria Line), offering fast access to the West End and City. Residents also enjoy proximity to Brixton Village, known for its vibrant selection of independent cafés, restaurants and boutique shops, as well as the open spaces of Brockwell Park and Tooting Bec Common.



# STREATHAM PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.33 SQ M



## THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Streatham Place, London

- Two Bedrooms
- Open Plan
- Private Balcony
- Close to Station
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 189.12

Ground Rent: 1054.20

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Oct 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM108292](https://barnardmarcus.co.uk/Property/CPM108292)



Property Ref:  
CPM108292 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 7720 5932**



[Clapham@barnardmarcus.co.uk](mailto:Clapham@barnardmarcus.co.uk)



85 Rectory Grove, Clapham, LONDON, SW4 0DR



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)