



Streatham Hill, SW2

£489,950 Leasehold

690 sq ft (64 m²) • 2 bedrooms • bathroom • reception room • kitchen • bicycle storage • communal parking • communal gardens • close to local amenities • EPC: E



Douglas
& Gordon



This stylish two bedroom apartment in Corner Fields 1930's art-deco style mansion block. The property is in impeccable condition, with well proportioned bedrooms and spacious living space.

The building itself is incredibly well maintained and offers the use of communal gardens, bicycle storage, communal parking (subject to permissions) and lift access.

On the borders of Streatham Hill and Brixton Hill, Corner Fields is well placed for lots of amenities (via Streatham High Road and Central Brixton), plenty of green space (Brockwell Park, Clapham Common & Tooting Common) and most importantly lots of transport links (0.3 miles to Streatham Hill plus walking distance to Brixton).

- 2 bedrooms
- bathroom
- reception room
- kitchen
- bicycle storage
- communal parking
- communal gardens
- close to local amenities
- EPC: E

Approximate gross floor area:
690 sq ft (64 m²)
Includes Cellar or Storage
Space where applicable

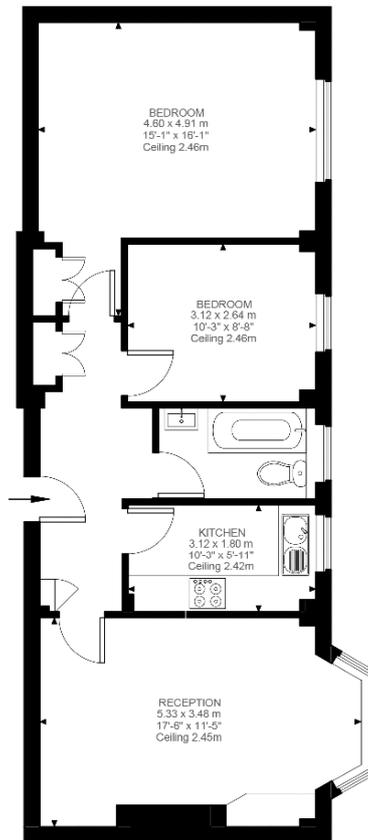
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 3 January 2024

Wavertree Road, Brixton, SW2

APPROXIMATE GROSS INTERNAL (LIVING) AREA
64.15 SQ.M / 690 SQ.FT

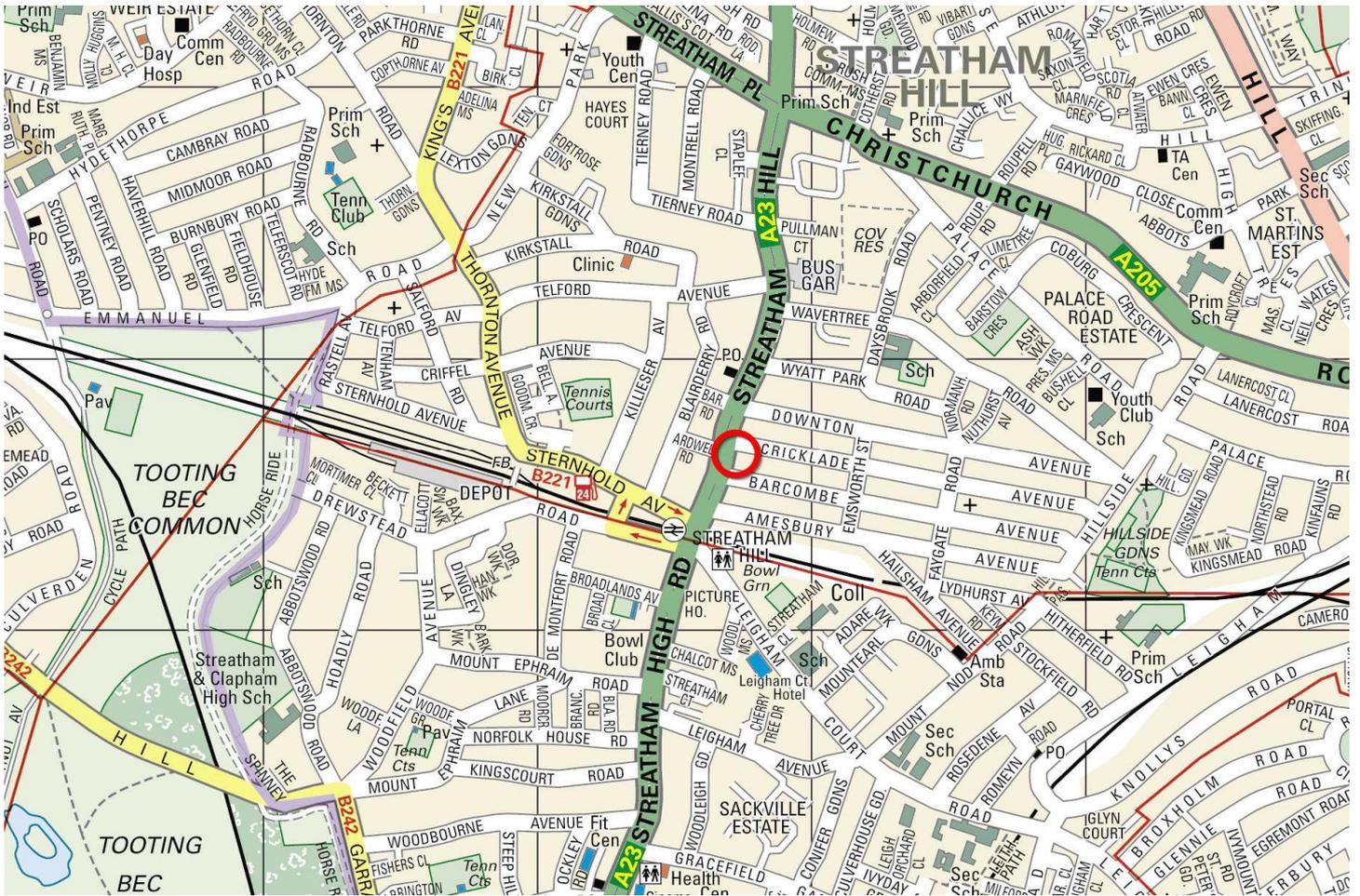


FIFTH FLOOR
690 SQ.FT / 64.15 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

- Nearby station: Streatham Hill
- 160m (2 mins) (Line of sight)
- Gross floor area: 690 sq ft (64 m²)
- Local authority: Lambeth
- Council tax band: B
- Service charge: £2,400.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-60)	D	54	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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