



40 Stirling Close, London, SW16 5HH

Well-proportioned two bedroom purpose built flat for sale with a parking space, ideal for investment or owner occupation.

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40 Sitrling Close, London, SW16 5HH

£277,500 - Leasehold

LOCATION: - The property is situated within a pleasant purpose built block fronting Stirling Close which is a cul-de-sac in Streatham Vale. The property is reasonably accessible to Streatham Common mainline station and there are numerous bus routes that service the vicinity. Mitcham Eastfields station is also accessible. There are various open spaces accessible in the Streatham Vale area. Local shopping may be found nearby with more extensive facilities found in Streatham, Norbury and Mitcham.

DESCRIPTION: - The property comprises a purpose built first floor flat set within a three storey purpose built block. The property is neutrally decorated throughout, has electric night storage heating and is ideal for owner occupation or investment. The property has an allocated parking space.

ACCOMMODATION:-

Ground Floor

Communal entrance hall. Staircase to first floor landing.

First Floor

Private entrance hall

Lounge 5.2m x 3.54m window to rear, fitted carpet night storage heating

Bedroom 1 2.97m x 2.59m fitted carpet night storage heater

Bedroom 2 2.69m x 2.12m window to front, fitted carpet, night storage heater.

Kitchen 2.51m x 2.64m range of fitted base level units and eye level cupboards, grey worksurfaces, tiled splashback, white sink unit and taps, electric oven, wood effect vinyl flooring.

Bathroom Panel enclosed bath with electric shower over. Wash hand basin and WC. Part tiled walls.

TENURE: - The property is offered for sale by way of a lease for a term of 125 years from 1989. A copy of the lease is available on request.

PRICE:- £277,500 is sought for our client's leasehold interest in the above.

EPC RATING:- The property has a current EPC rating of 71 within Band C.

COUNCIL TAX:- The property has a current Council Tax banding of B.

VIEWINGS:- Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

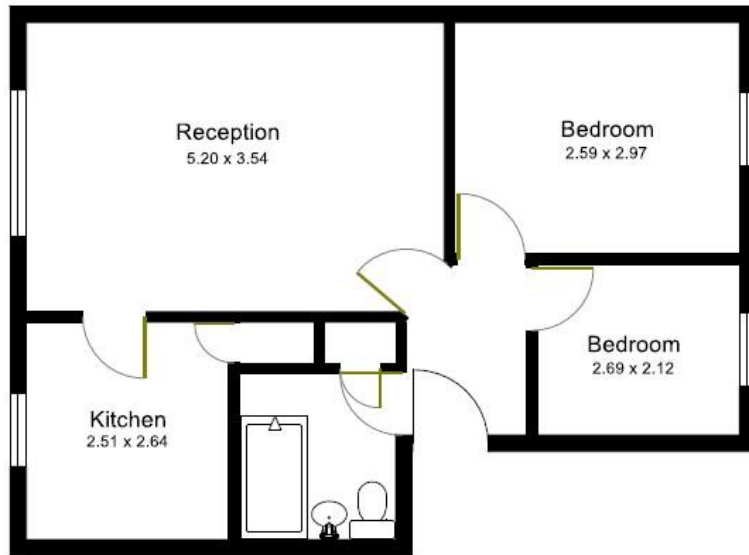
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Measurements in meters



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