



Stunning three bedroom maisonette arranged over the first and second floors of a period building on a quiet residential street.

Gracefield Gardens, London, SW16

Guide Price £525,000 Leasehold (Lease Expiry January 2131)



Located just off Streatham High Road • Arranged over two floors • Three double bedrooms • Abundance of storage space • Natural light throughout

Local Information

Gracefield Gardens runs off Streatham High Road, and is located close to the expanses of Tooting Bec Common alongside the amenities of Streatham Hill. Transport links are also good, with Streatham and Streatham Hill over ground station providing regular links to Victoria, London Bridge and Blackfriars alongside numerous bus routes.

About this property

Situated just off Streatham High street is this stunning split-level apartment boasting 1272 sq. ft. of living space.

The property is accessed via the ground floor and opens up onto the first floor with the first double bedroom to the right, which boasts built-in storage and a study space to one side.

Adjacent to this is the family bathroom complete with a built-in bath and overhead shower. Located in the centre of the first floor is a further bedroom with a built-in storage unit and shelving along one wall.

Towards the front of the property is the modern kitchen with plenty of storage and the large reception room, boasting bay windows allowing natural light to fill the space as well as a decorative fireplace and alcove cupboard with shelves above.

The principal bedroom can be found on the second floor and benefits from an abundance of space with Eaves storage along two wall and an en suite complete with a built-in shower.

Tenure

Leasehold (Lease Expiry January 2131)

Local Authority

Lambeth

Council Tax

Band = C

Ground Rent

£250 per annum (Doubles every 20 years)

Service Charge

£113.3 per annum ()

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.



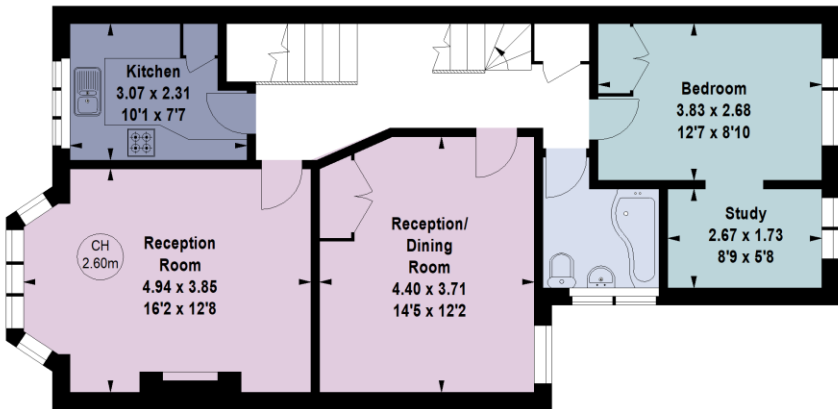


Gracefield Gardens, SW16

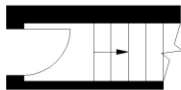
Gross internal area (approx) 118.17 sq m / 1272 sq ft
(Including Eaves Storage)
Eaves Storage 10.68 sq m / 115 sq ft



Key :
CH - Ceiling Height

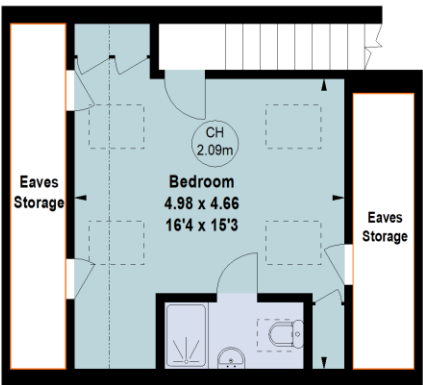


First Floor




Ground Floor
Entrance

For Identification Only. Not To Scale.
© Click London Limited



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20221103OLRU

