

ON HOLD



Woodgate Drive, Streatham

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

£375,000

MARTIN&CO



Woodgate Drive, Streatham - £375,000

- Close to Streatham Common and Norbury Stations
- Long Lease
- Modern Ground Floor Flat
- Two Bedrooms
- Allocated Parking
- Flawless Interior

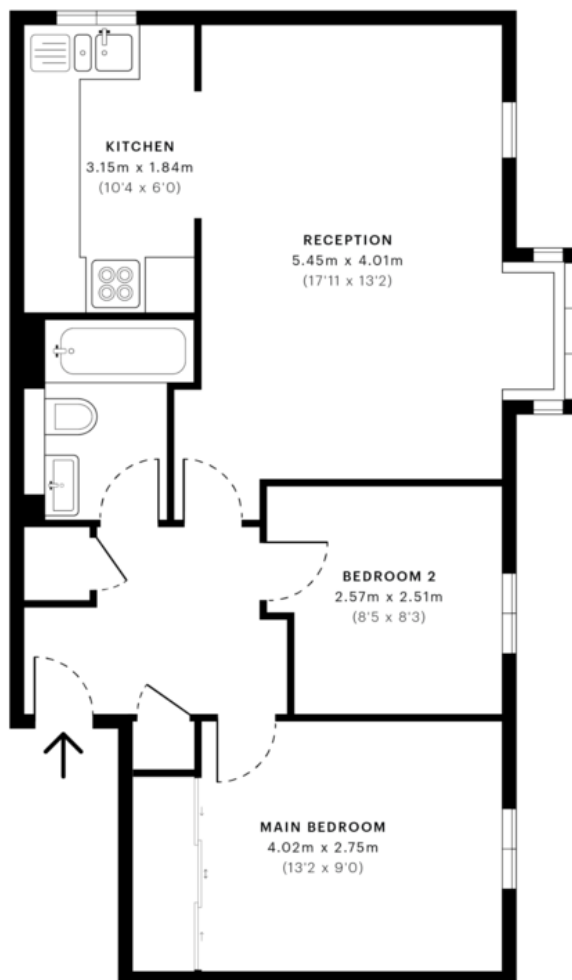
A modern ground floor apartment ideally situated within a quiet development. Boasting a large master bedroom with fitted wardrobes, a spotless second bedroom, a spacious living room with more than adequate space for a study or dining area, a high spec modern family bathroom as well as a fully fitted kitchen. Off road allocated parking is available for one car to the front of the property, as well visitor parking. The property further benefits double glazing throughout and a long lease of 163 years.

Situated just a short walk from Streatham Common Station and Norbury stations with direct access into central London. Woodgate is ideally located just moments away from an array of leisure facilities, shops, bars and restaurants of Streatham High Road and Streatham Vale, and just a short walk to Streatham Common.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| | 51 | 78 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 56 | 52 |
| England & Wales | EU Directive 2002/91/EC | |





— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
51.79 sqm / 557.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.65 sqm / 534.43 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.85 sqm / 568.87 sqft
IPMS 3C RESIDENTIAL 50.95 sqm / 548.42 sqft

SPEC ID 5f803bec97b8980da1679f1e

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