

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

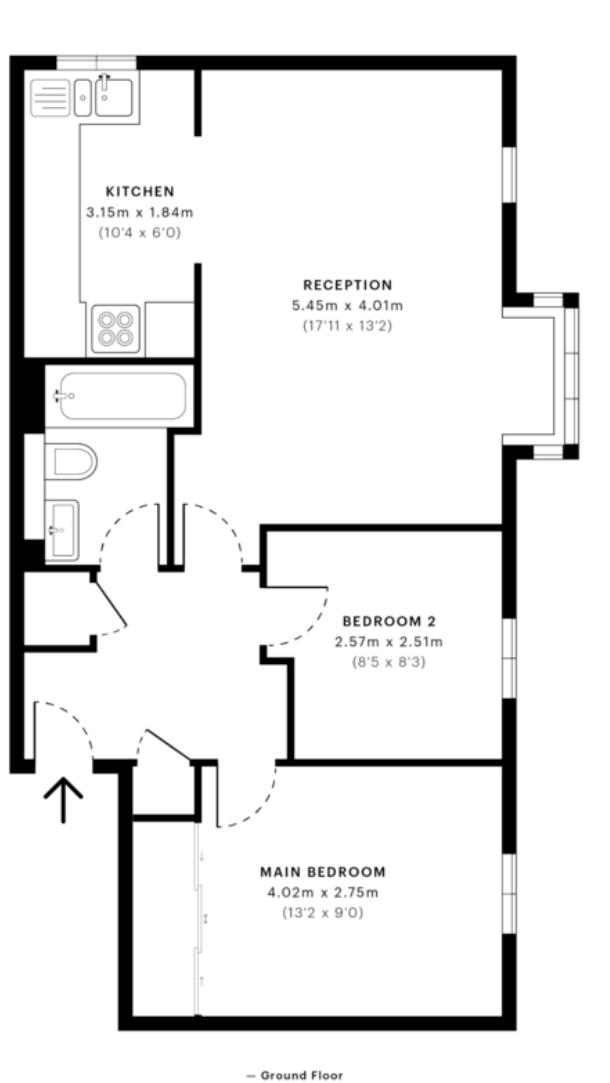
A modern ground floor apartment ideally situated within a quiet development. Boasting a large master bedroom with fitted wardrobes, a spotless second bedroom, a spacious living room with more than adequate space for a study or dining area, a high spec modern family bathroom as well as a fully fitted 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		
(23-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(23-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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

NET INTERNAL AREA (NIA)
Includes 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 / 568.67 sqft
IPMS 3C RESIDENTIAL 50.95 sqm / 548.42 sqft

SPEC ID 5f803bec97b8980da1679f1e

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

