



## Staplefield Close Streatham Hill, London, SW2 4AF

### Guide price £400,000



Situated on the top (third) floor of a well-maintained purpose-built block, this three-bedroom flat with a separate living room and private balcony offers approximately 739 sq. ft. of internal accommodation and represents an excellent opportunity for buyers or investors seeking a property with scope for cosmetic improvement.

The flat features a practical and well-balanced layout with good natural light throughout, enhanced by its elevated position. Streatham Hill railway station is within a 10-minute walk, providing fast links into Central London, while a broad range of shops, cafés, restaurants and everyday amenities are readily available in the surrounding area.

With 82 years remaining on the lease, the property offers solid medium-term security and further potential for value enhancement.

#### Key Features:

- Three-bedroom top floor flat
- Separate living room with access to private balcony
- 82 years remaining on the lease
- Close to shops, cafés and local amenities
- Approx. 739 sq. ft. of accommodation
- Fitted kitchen and bathroom with separate toilet
- Excellent transport links (Streatham Hill Station nearby)

