



WYATT PARK MANSIONS, STREATHAM HILL, SW2

Carter Jonas



# WYATT PARK MANSIONS, STREATHAM HILL, SW2

Fabulous two-double bedroom first-floor mansion block apartment, set within an impressive Art Deco building on Streatham High Road.

Set at the quiet rear of the building, the apartment has a bright sunny south-westerly aspect and has been fully updated and redecorated throughout. An impressive entrance hall leads to a bright reception room and two generously sized double bedrooms. A stylish kitchen and modern bathroom complete the apartment.

The lease has also been extended, and currently has 173 years remaining.

Situated on Streatham High Road, the block has a wealth of shops, café's, restaurants, and gyms nearby. The green expanse of Tooting Bec Common is 0.6 miles away, with the recently reopened Tooting Bec Lido. Streatham Hill Railway Station is also just 0.3 miles away, providing direct links into Clapham Junction and The City.

## AMENITIES

- Art Deco Mansion Apartment
- Two Double Bedrooms
- Kitchen
- Bathroom
- Large Hallway
- Excellently decorated
- Double Glazed
- 1st Floor Apartment
- 743 sqft
- Long Lease of 173 years
- Chain Free
- Ground rent: Peppercorn
- Service charge: circa £4,625pa

**TENURE** Leasehold

**LOCAL AUTHORITY** Lambeth Council

**EPC BAND** C



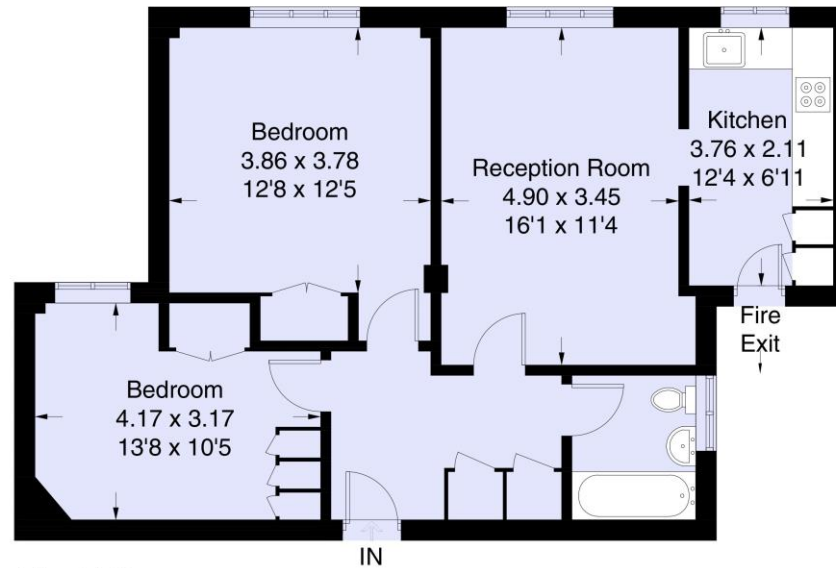
Classification L2 - Business Data





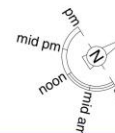
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Approximate Gross Internal Area = 69 sq m / 743 sq ft  
Limited use Area = 1.1 sq m / 12 sq ft



### First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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