



GLENEAGLE ROAD, SW16  
£329,000 LEASEHOLD

## A BRIGHT FIRST FLOOR TWO BEDROOM APARTMENT BY STREATHAM STATION

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## DESCRIPTION

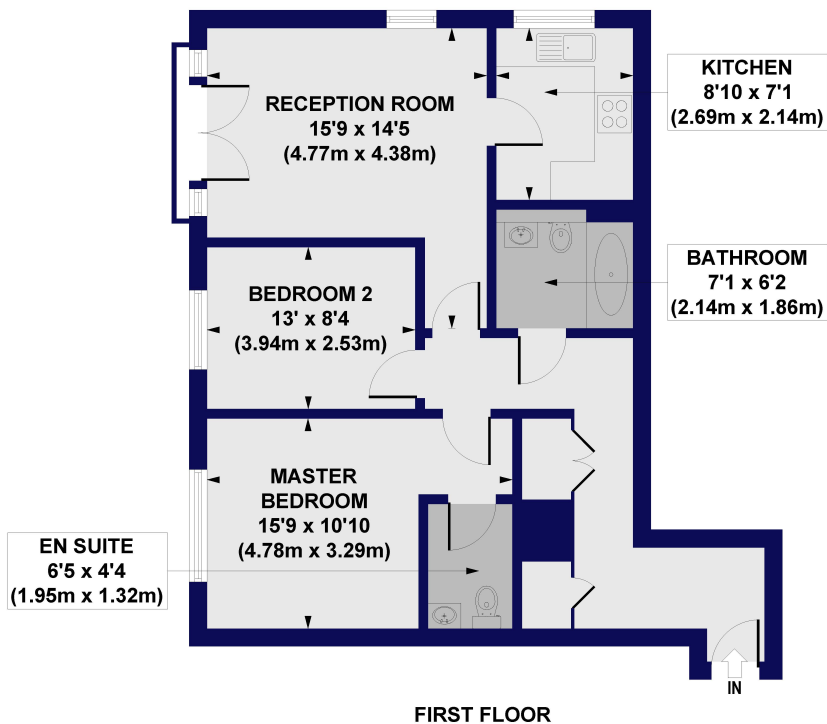
A first floor (with lift) apartment set in a modern red-brick block with communal gardens, a resident's gym and a secure underground car park. There are two double bedrooms, a bathroom, a WC and a bright reception room with a "Juliet" balcony. Offered chain free, this property would make a great buy to let investment or first-time purchase and would require some cosmetic updating. Shackleton Lodge is in an ideal location for anyone needing direct access to Streatham Station (Thameslink to the City & West End) with a door into the building accessed from Station Approach. The property is situated between the leafy green open spaces of Streatham and Tooting Bec Commons and close to the large leisure centre and ice rink as well as the M&S Foodhall and a newish Aldi supermarket. There are plenty of lively and useful local shops on your doorstep and several fun independent cafes and bars.



## ACCOMMODATION

Leasehold 101 years 6 months, 2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, First Floor, Upper Floor with Lift, Balcony, Communal Gardens, Garage, Modern, Town/City, Purpose Built, Unmodernised decoration, 708 Approx Sq Ft, Service charge £1,446 pa Paid in 6 monthly instalments, Ground rent £200 pa

**Shackleton Lodge, Gleneagle Road, SW16**  
 Approx. Gross Internal Floor Area 708 sq. ft / 65.78 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

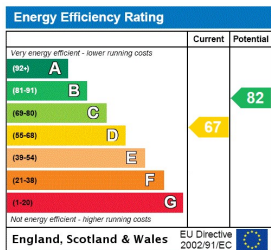
**Term:** 101 year and 6 months

**Service Charge:** £1446.11 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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