

HOMESTEAD

HOUSE

BRANGLIND



Homestead House is an elegant and contemporary nine apartment Brandlind development in leafy and rurally-rich Streatham, South London. It offers a rare chance to live a country casual life in one of the world's most eclectic and exciting cities. An address to impress, these fabulous two and three bedroom residences are finished to perfection and provide astonishing levels of affordable luxury and fuss-free functionality, whether you are looking for more space to work from home, downsizing from a larger property, growing your portfolio, or taking your first steps on the property ladder.

Each home has a light and airy feel, courtesy of the large terraces and patios. The development also benefits from generous landscaped communal gardens and an outdoor workout zone. Parking is available with each unit, three of which have electric charging points.

FACT SHEET

VENDOR

Earlwood Homes (Thames Region) LTD

LOCATION

Gibsons Hill, London, SW16 3ER

TENURE

250 years from 2022

WARRANTY

Two-year customer care service warranty & 10 year CML compliant building warranty

ARCHITECT

Earlwood Homes

LANDSCAPING

Petrow Harley

COMPLETION

Estimated Q4 2022

STAMP DUTY

<https://www.gov.uk/stamp-duty-land-tax>

PRICING

From GBP 594,000

SERVICE CHARGE

GBP 1,250 PA

GROUND RENT

GBP 300 PA

NO. UNITS

9

PARKING

Spaces available by separate negotiation at GBP 15,000 each

COUNCIL TAX

Estimated to be Band C & D (allocated on completion)

LOCAL AUTHORITY

Borough of Lambeth

FACT SHEET

SELLERS SOLICITORS

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RECOMENDED PURCHASERS SOLICITORS

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DOCUMENTS REQUIRED FOR EXCHANGE OF CONTRACTS

Passport / ID Card
Current Utility Bill (not mobile phone) or bank statement showing name and home address.

If neither document can be provided then:

- An inland revenue demand / a letter from employer stating home address
- Please be advised that the solicitors must see the original copies of the above.

PAYMENT STRUCTURE

1. GBP 5,000 reservation sum
2. 10% due on before 21 days on exchange
3. 10% 90 days after exchange
4. 80% balance on completion

GET IN TOUCH



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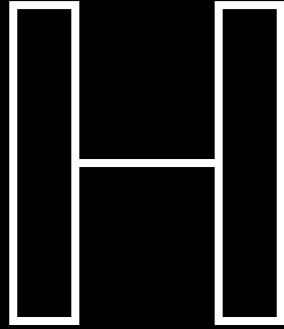
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GIBSONS HILL, STREATHAM