



2 LILIUM HOUSE ACACIA ROAD,  
STREATHAM, LONDON, SW16 5PP

*£250,000 Leasehold - Share of Freehold*



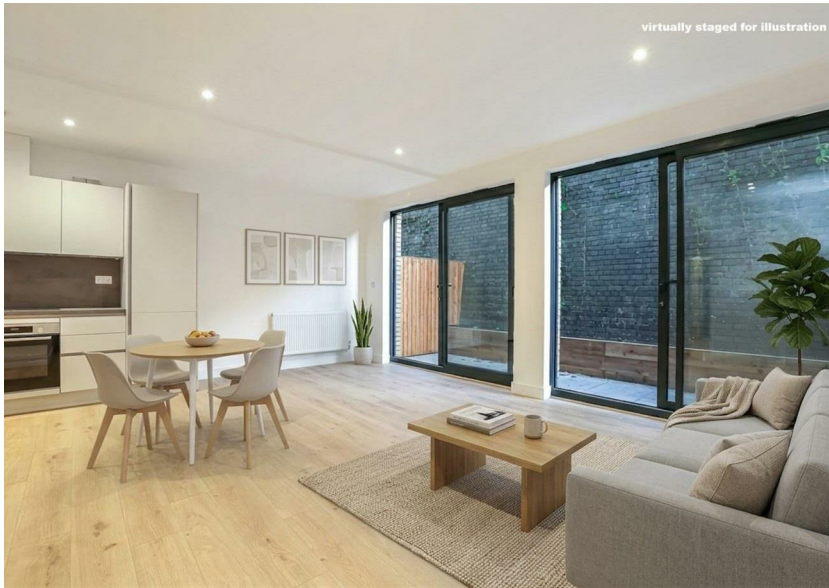
CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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## Description

Flat 2: A spacious 396 sq ft Ground Floor studio flat with private garden

Discover Liliium House, an exclusive collection of just seven striking apartments blending bold angular design with bright, airy interiors. Options include spacious studios, one- to three-bedroom homes, and elegant maisonettes, each featuring private outdoor areas like balconies or expansive top-floor terraces. This development redefines comfortable, contemporary living in vibrant South London. The development is car free with a restriction on parking permit applications

Images digitally staged to show potential furnishings and layout. Property is sold unfurnished

## Location

Nestled in relaxed Norbury—often linked to nearby Streatham—residents enjoy easy access to local gems like the acclaimed Dawat restaurant, The Moon Under Water pub, cozy coffee spots, and essential shops including greengrocers, banks, and salons. Stay active at The Gym Group or Nuffield Health, then unwind in nearby green spaces such as Norbury Park, Pollards Hill, Northborough Park, or Streatham Common. Streatham High Street, one of the UK's longest, is just 1.4 miles away with trendy eateries like Waakye Joint, The Black Kitchen, and supermarkets.

Commuting is effortless from Norbury Station, only 100 meters away, with quick links: Balham (6 mins), Streatham Common (3 mins), Clapham Junction (15 mins), London Victoria (23 mins), and London Bridge (30 mins). It's 7.74 miles to Central London and 44 minutes to Gatwick Airport, plus frequent buses like the 50, 109, and 255.

## Specification

Kitchens boast bespoke German designs with Bosch appliances (hob, oven, hood, fridge-freezer, dishwasher, washer-dryer), chrome sinks, and taps. Bathrooms feature Stonewater designs: wall-hung vanities, concealed WCs, large showers, black fixtures, towel rails, and underfloor heating. Additional perks include light grey panelled doors, video entry, bike parking, security lighting, 10-year Protek warranty, 999-year lease, share of freehold, and peppercorn ground rent.



### The Developer

Brought to you by SES Lifestyle Developments (part of SES Property Group Ltd, est. 2014), specialists in South London new builds for first-time buyers and families. They deliver turnkey solutions with trusted architects and builders, from mews conversions to luxury apartments

### Lease / Share of freehold

Share of freehold

Service charge £990.29 per annum

Managed for first year, owners can then choose to self manage

Ground rent: Peppercorn

### Viewings

Contact CSJ 020 8296 1270

### THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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