

Wellfield Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

- One bedroom flat with balcony
- No Chain



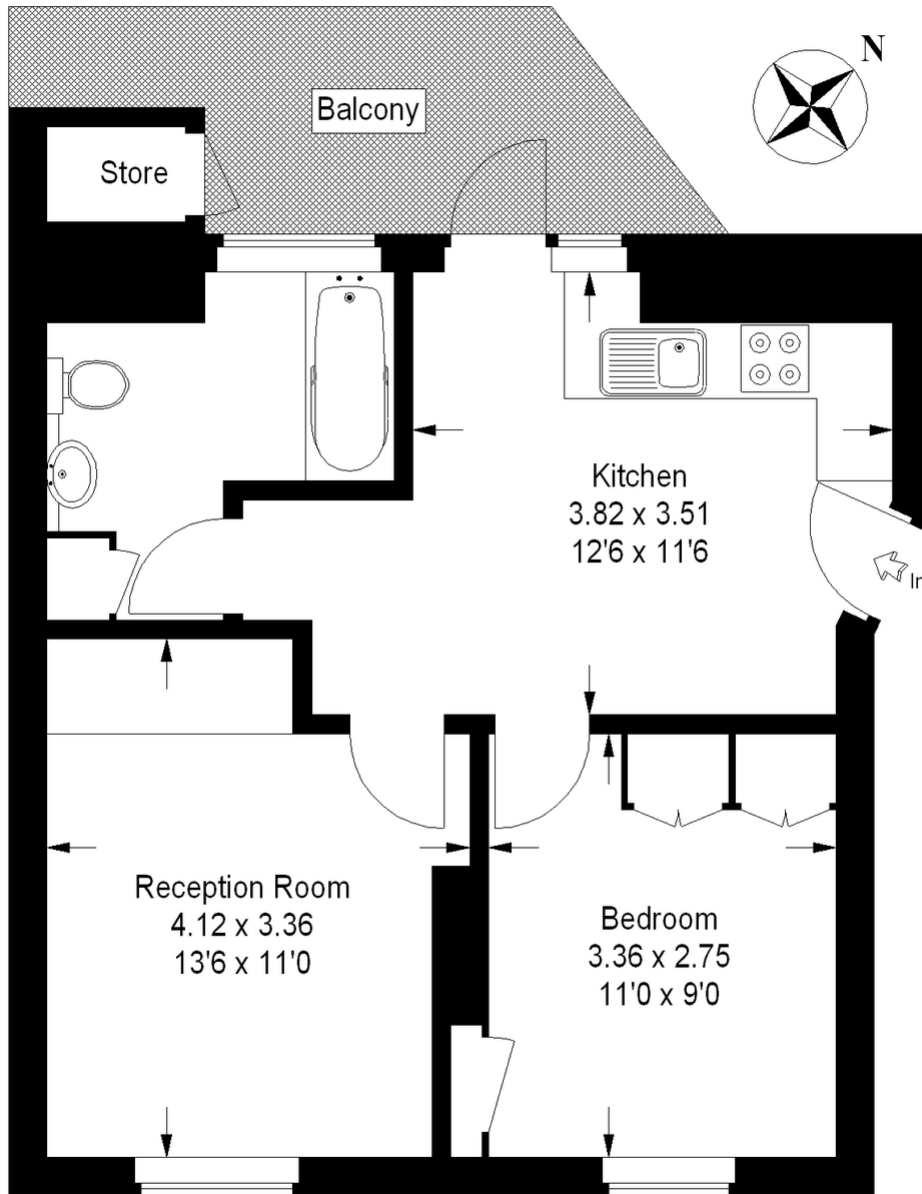
Wellfield Road is a quiet residential street a few minutes from Streatham rail station with its excellent links to the City and beyond. There are a host of shops bars and restaurants on the high street and bus routes form the high road to give an alternative route into the city. With the common nearby offering child's play area, the landscaped gardens of the rookery and long walks around Norwood grove this is a great location.

Tenure: Share of freehold

Lease length:

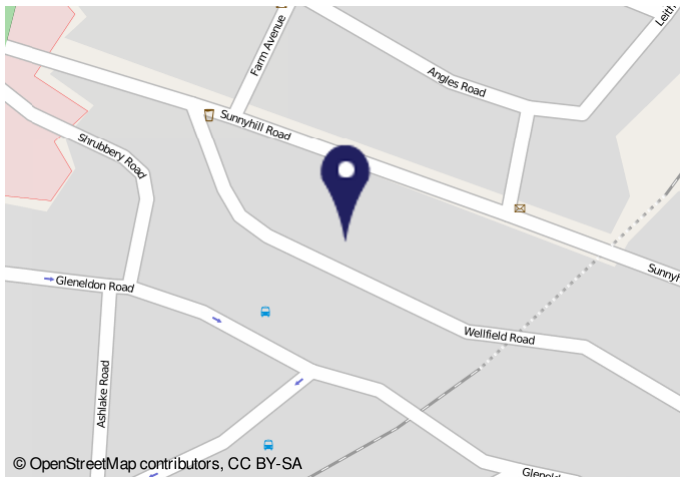
Wellfield Road

Approximate Gross Internal Area :-
46 sq m / 495 sq ft



First Floor

plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst even the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliable.



2706202, 1137 Energy performance certificate (EPC) - Floor energy certificate - 1000108

Energy performance certificate (EPC)		Issue date	28 July 2020
13 Wellfield Road Sunnyside, SA1 1AA	Energy rating	Current rating	D
Property type	Top-floor flat	Certificate number	#21-8123-2888-2888-1002
Total floor area	42 square metres		

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about exemptions on the exemptions and exemptions page (<https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>).

Energy efficiency rating for this property
The property's current energy rating is D. It has the potential to be D.
[See how to improve this property's energy efficiency](https://www.gov.uk/guidance/energy-ratings-for-rented-properties)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	40-43	40-43
44-54	E		
35-43	F		
1-34	G		

The graph shows the property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales, the average energy rating is D. The average energy score is 60.

<https://www.gov.uk/guidance/energy-ratings-for-rented-properties>

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.