

Westwell Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

- Large one bedroom flat
- Wooden floors



A beautiful and interesting top floor conversion apartment in this attractive building on a quiet street very close to Streatham Common. The flat is large with a lovely airy and bright feeling and is excellently presented throughout with wooden floors and modern fittings. Westwell Road is a short walk from Streatham Common and Streatham stations, the brilliant Bull pub and the ever improving array of amenities of the High Road.

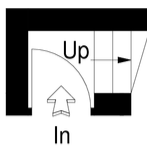
Westwell Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

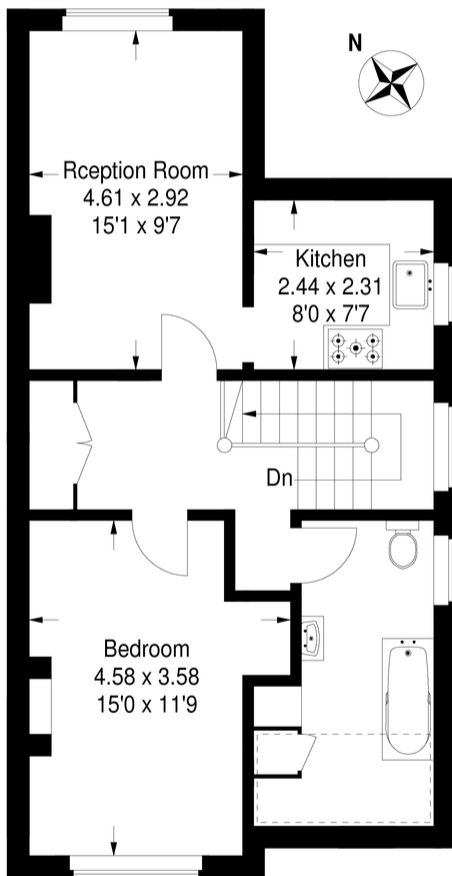
53.3 sq m / 574 sq ft

Reduced Headroom = 2.8 sq m / 30 sq ft

Total = 56.1 sq m / 604 sq ft



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID260166)



Energy Performance Certificate																																													
England & Wales The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.		England & Wales The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.																																											
Energy Efficiency Rating A scale from A (most efficient) to G (least efficient).	Environmental Impact (CO₂) Rating A scale from A (lowest emissions) to G (highest emissions).	Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home	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.																																										
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