

Wellfield Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

- Two bedroom flat
- Large loft room



A lovely two bedroom conversion flat presented to an excellent standard with the addition of a large loft room offering scope to add additional living space subject to the usual permissions. The flat is arranged over the top floor of an attractive Victorian building on one of the most popular roads in central Streatham and offers easy access to the excellent array of shops, bars and restaurants of the High Street as well as excellent rail links at Streatham Hill and Streatham Station. The flat also benefits from a south facing communal garden, shared amongst the three flats.

The loft room, demised to the flat in the lease, is currently accessed via a pull down ladder.

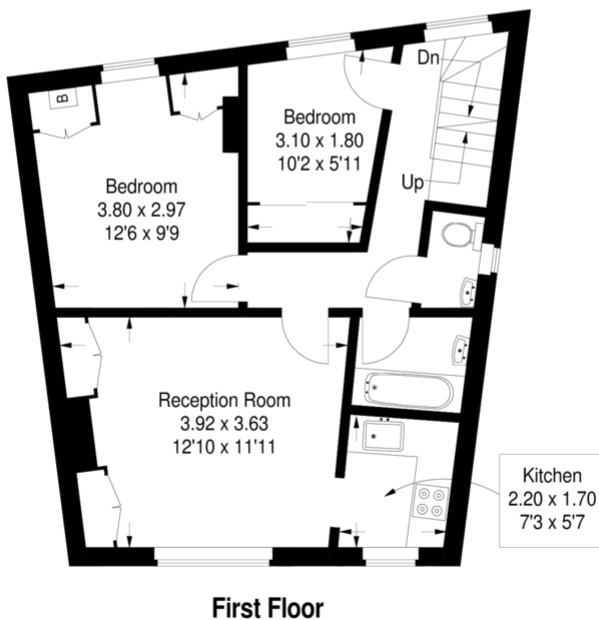
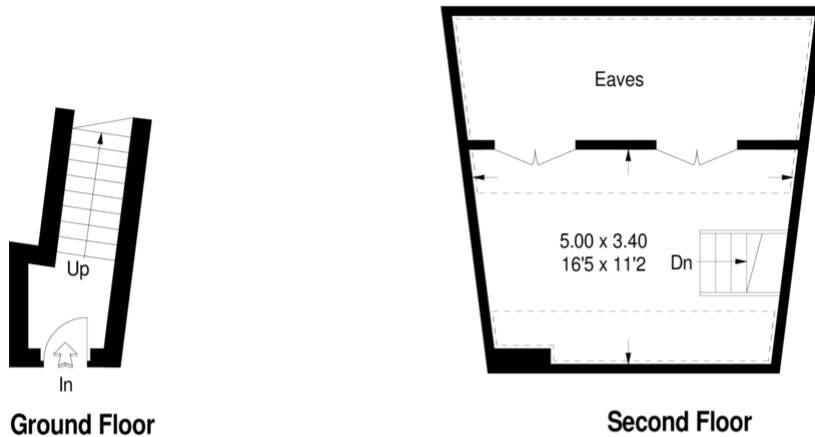
Wellfield Road

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

67 sq m / 721 sq ft

Reduced Headroom / Eaves = 18.4 sq m / 198 sq ft

Total = 85.4 sq m / 919 sq ft



= 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. (ID277928)



Energy Performance Certificate			
Energy Efficiency Rating 		Environmental Impact (CO₂) Rating 	
Estimated energy use, without double (CO₂) emissions and fuel costs of this home		Estimated energy use, with double (CO₂) emissions and fuel costs of this home	
Energy use	314 kWh/m ² per year	Current	304 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	Current	2.7 tonnes per year
Lighting	£59 per year	Current	£29 per year
Heating	£441 per year	Current	£441 per year
Hot water	£76 per year	Current	£76 per year

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.