

## Wellfield Road, Streatham SW16

Borough: Lambeth

**£1,500 pcm**

- Two bedroom flat
- Top floor

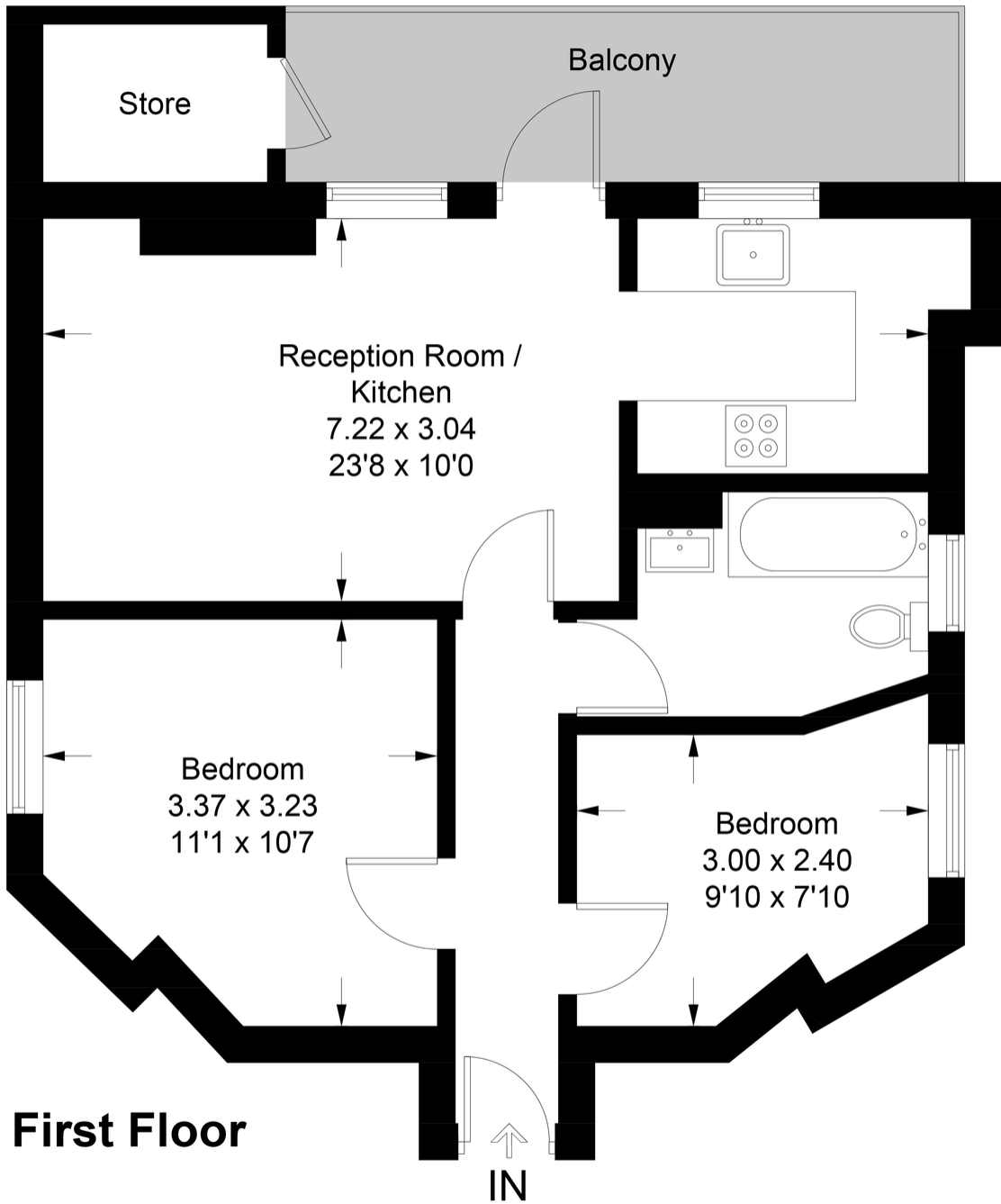


A charming two bedroom flat in this lovely Victorian building. The flat is on the first (top) floor and has a balcony. The property is well presented and a short walk from the excellent rail links of Streatham as well as the marvellous array of shops, bars and restaurants. Available from 4th August, part-furnished. Ideal for a couple.

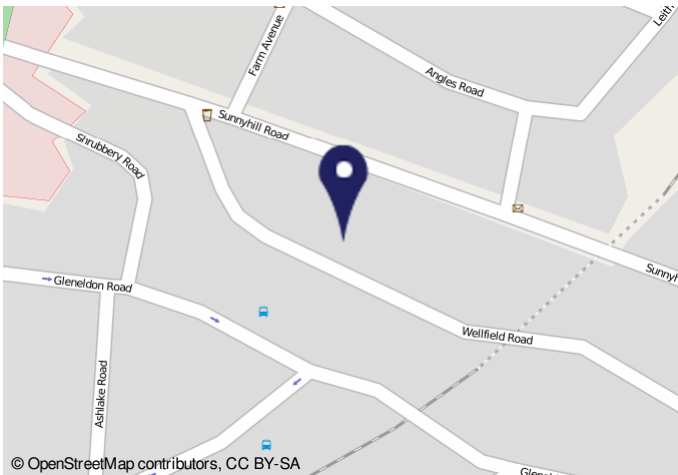
Rent (£1,500pcm), 5 week security Deposit (£1,730.00). 12 month tenancy. Council tax band C, Lambeth.

# Wellfield Road

Approximate Gross Internal Area = 47.9 sq m / 515 sq ft  
 Store = 2.4 sq m / 26 sq ft  
 Total = 50.3 sq m / 541 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID976776)



1366203\_08-07 Energy performance certificate (EPC) - Final energy certificate - 0001/UK

Energy rating	<b>D</b>	Valid until	30 July 2029
Property type	Top-floor flat	Certificate number	W121-4123-6863-8465-1432
Total floor area	42 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's current energy rating is D. It has the potential to be C.

**Energy rating and score chart:**

Rating	Score range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68	55	68
E	39-54		
F	21-38		
G	1-20		

**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.