

Farm Avenue, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£399,950

- Attractive one bedroom flat
- Private garden

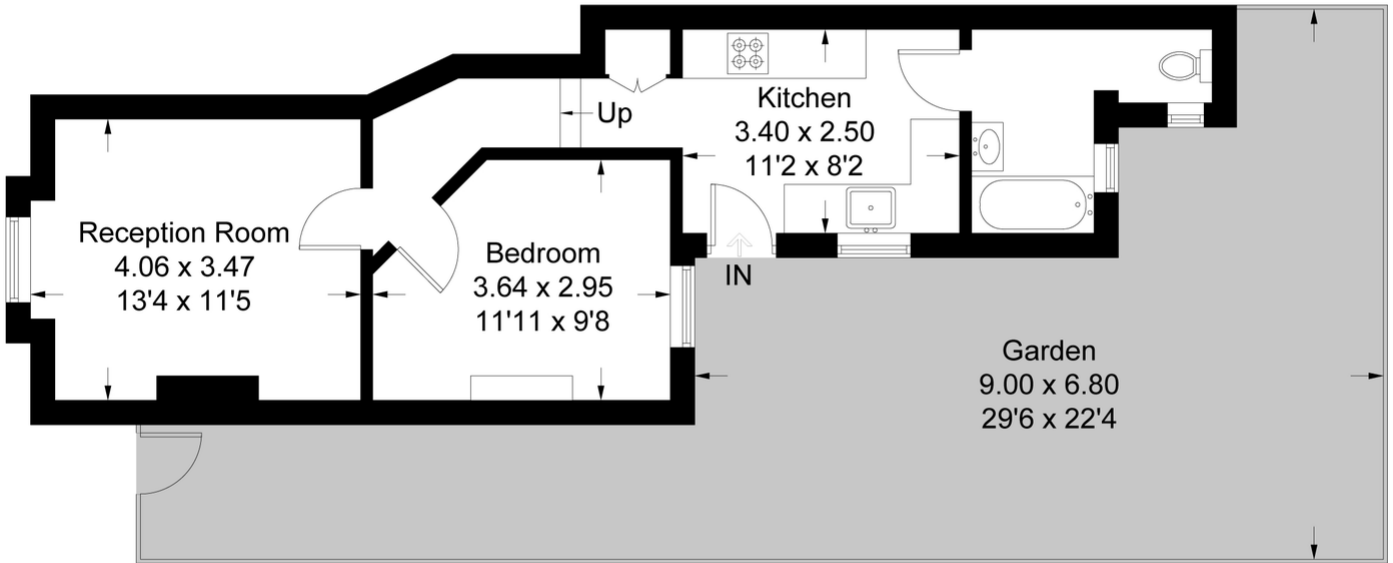


A beautiful one bedroom garden flat on a lovely road, close to the high street. The flat has a private entrance through the attractive garden and has some lovely original features. The rooms are well laid out and there is good storage and plenty of natural light in the reception room.

This is a charming flat with an attractive private garden. The high road with shops, bars and restaurants is a short walk away, and both Streatham and Streatham Hill stations are walkable in under ten minutes.

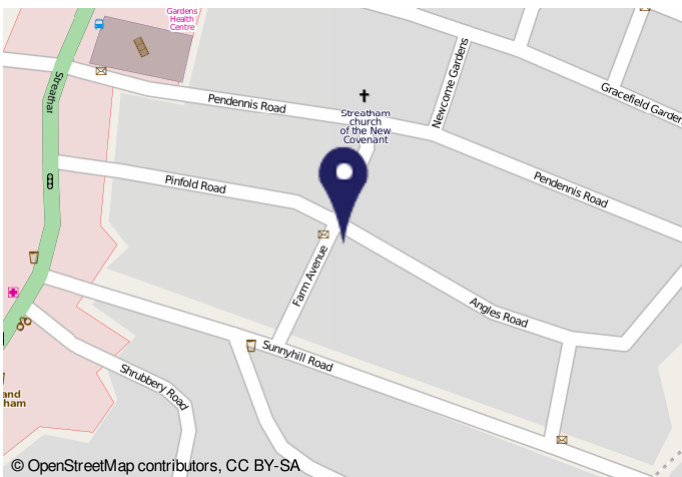
Farm Avenue

Approximate Gross Internal Area = 43.0 sq m / 463 sq ft



Ground Floor

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. (ID333737)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	58	63

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	385 kWh per year	336 kWh per year
Carbon dioxide emissions	2.8 tonnes per year	2.4 tonnes per year
Lighting	£29 per year	£18 per year
Heating	£373 per year	£345 per year
Hot water	£22 per year	£26 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.