

## Steep Hill, Streatham SW16

Borough: Lambeth

**£1,600 pcm**

- Ground floor flat
- Private entrance and patio




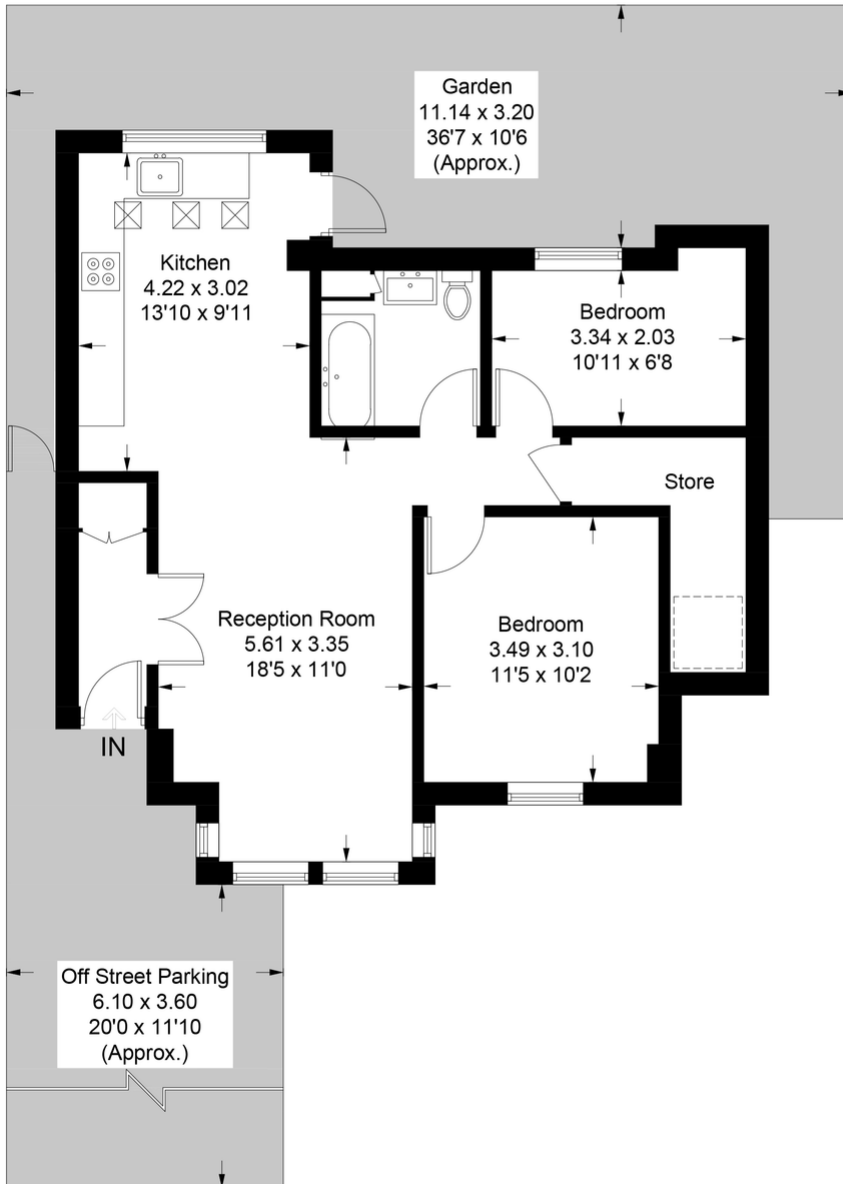
The property comprises; large open plan kitchen/ dining/ living room with appliances including dishwasher and tumble dryer, two double bedrooms, tiled bathroom and private patio garden. Additional benefits include; off street parking, storage and private entrance. This apartment is conveniently located on a residential street within close proximity to both Streatham Hill and Streatham BR. Available mid-December, unfurnished.

# Steep Hill

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 1 sq m / 11 sq ft  
 Total = 64.5 sq m / 694 sq ft

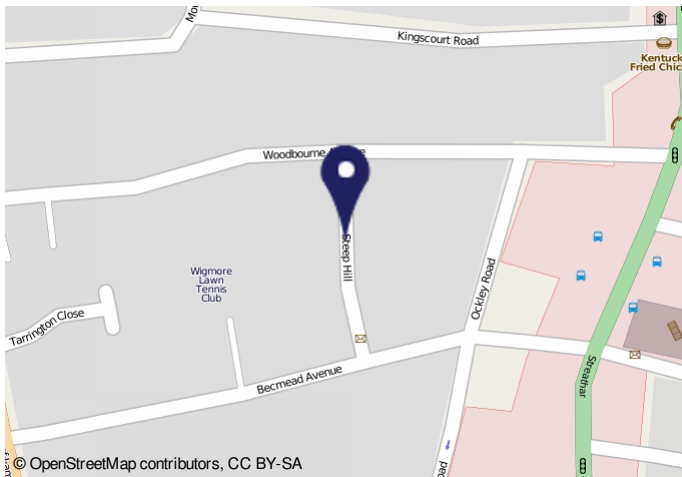


 = Reduced headroom below 1.5m / 5'0



## 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. (ID816647)



## Energy performance certificate (EPC)

15, Steep Hill LONDON SE15 6JL	Energy rating <b>C</b>	Valid until 8 June 2027
	Certificate number 890442154229-1207-9833	

**Property type**  
Ground-floor flat

**Total floor area**  
71 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 [guidance for landlords](#) or the [guidance for tenants](#) on the Energy Performance Certificate website.

**Energy efficiency rating for this property**  
 This property's current energy rating is C. It has the potential to be C.  
[See how to improve the property's energy performance.](#)

**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.