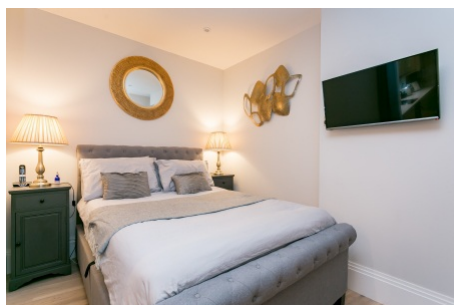
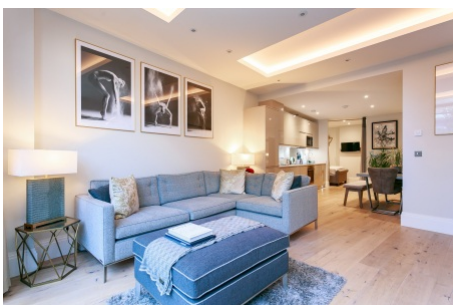


Romeyn Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£350,000

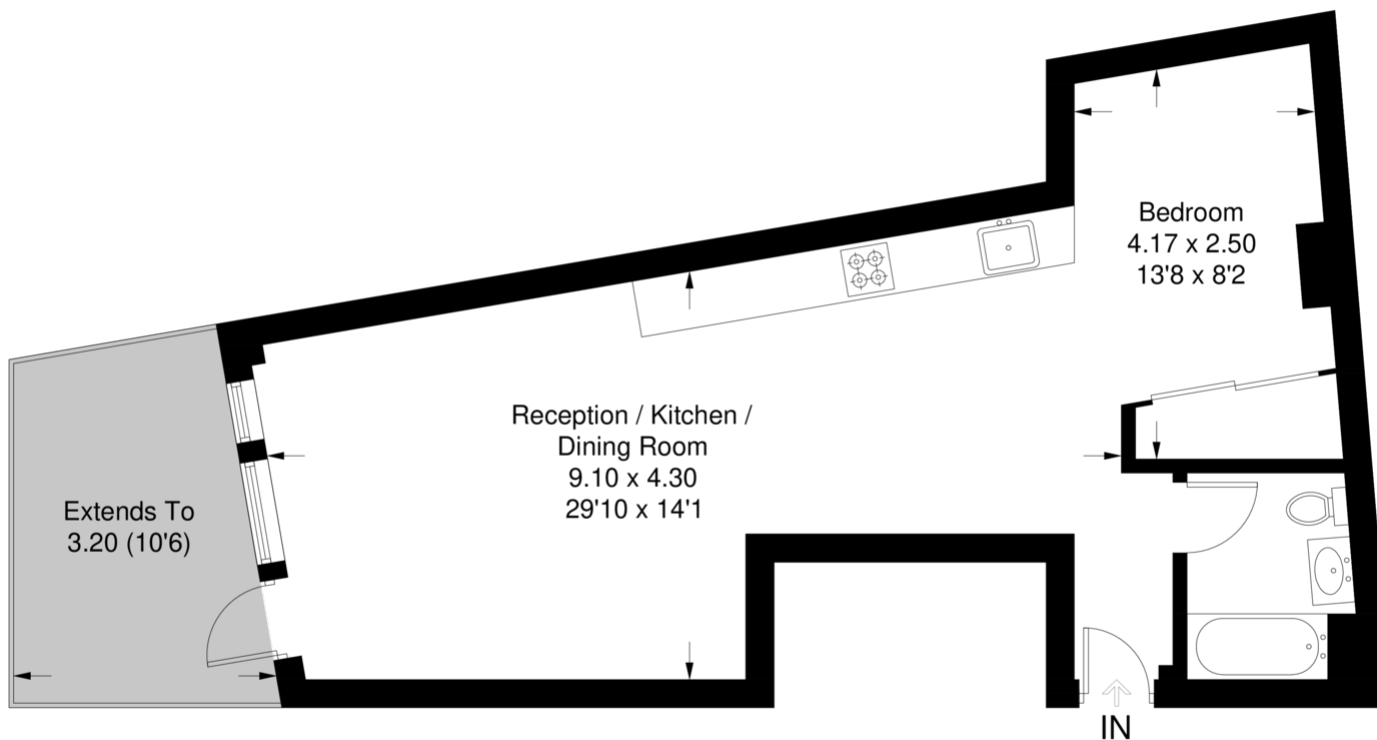
- **Stunning modern building**
- **Underfloor heating throughout**



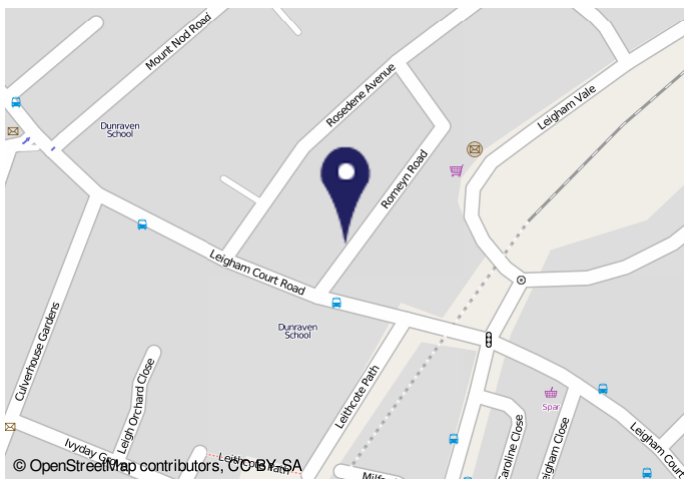
A stunning and notably large studio flat in exceptional condition, situated in a well looked after purpose built and gated block with video phone entry. Located close to Streatham Hill and Tulse Hill stations, the property offers easy access into Kings Cross and the City as well as Victoria and London Bridge. The studio dwelling beautifully flows to incorporate all comforts/aspects of a home. There is oak flooring and benefits from underfloor heating throughout. The property boasts its own private south/southeast facing patio. The kitchen is immaculately kitted out with soft close drawers and composite stone work surfaces. There are Bosh and AEG kitchen appliances including dishwasher, washer/dryer, American fridge/freezer, microwave, hob and oven. The property is being sold with no onward chain.

Romeyn Road

Approximate Gross Internal Area = 50.0 sq m / 538 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. (ID491648)



Energy Performance Certificate

Flat C, 216, Romeyn Road, LONDON, SW16 2NU
 Dwelling type: Ground-floor flat
 Date of assessment: 15 August 2017
 Date of certificate: 15 August 2017
 Reference number: 0251-3825-7489-4493-4571
 Type of assessment: SAP, new dwelling
 Total floor area: 50 m²

Use this document to:

- Compare current energy of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 969

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 628 over 3 years	£ 628 over 3 years	Not applicable
Hot water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 969	£ 969	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

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.