

Streatham High Road , Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£350,000

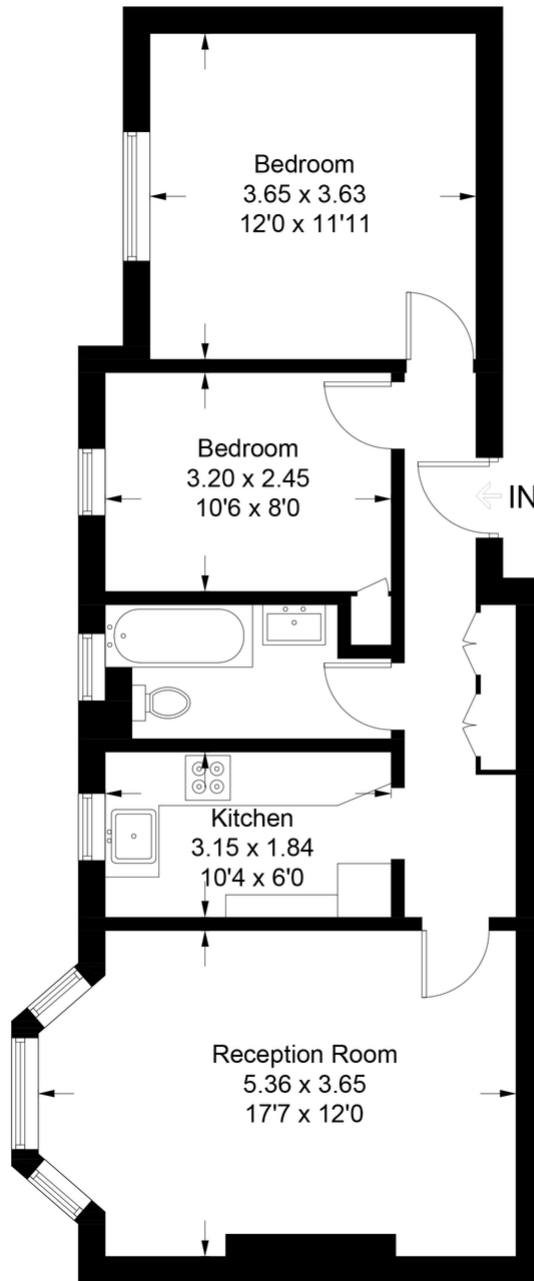
- Very close to Streatham Hill station
- Spacious two bedroom flat



This attractive two double bedroom apartment with spacious reception, lots of natural light and modern kitchen and bathroom, is just moments from Streatham Hill station. The High is a well-maintained building with lovely entrance hall and lift set amongst the excellent shops, bars and restaurants of Streatham High Road. The flat is offered to the market with a long leasehold and significant improvements are being made currently to the section of communal garden at the rear of the building.

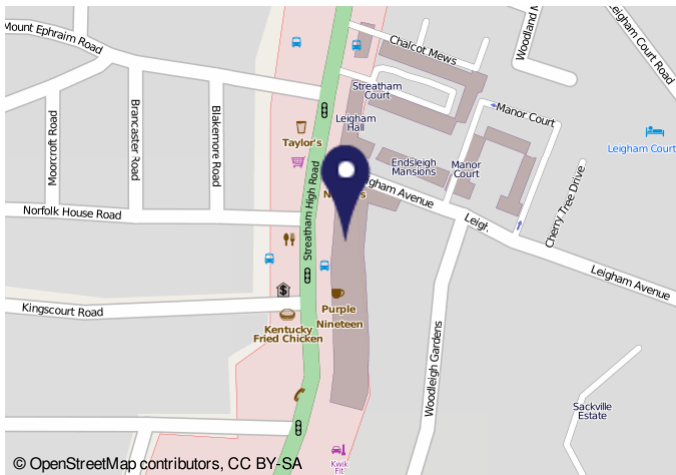
The High

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



Third 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. (ID683953)



Energy performance certificate (EPC)

10042020 Energy performance of buildings register

155 THE HIGH
STREATHAM HIGH ROAD
LEIGHAM
LE19 7EZ

Energy rating
C

Valid until 24 October 2030

Certificate number
2305-1922-6290-9380-1404

Property type
Mid-floor flat

Total floor area
61 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 on landlords on the conditions and exemptions for letting a property with a low energy rating on the following website: <https://www.gov.uk/government/consultations/energy-efficiency-ratings-for-rented-properties>

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

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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.