

Maple Mews, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £300,000

- Smart one bedroom flat well kept private development
- Well kept private development



A really good one bedroom flat with well proportioned rooms with ample built-in storage and built-in wardrobes. This is a very quiet location on the doorstep of the common and landscaped gardens of the Rookery and only a mile walk to Streatham station, or 1.3 miles to Streatham Hill. On the high street are two large supermarkets and several well regarded pubs. Alternatively there are many bus routes from the high road where the bus station is to give other routes into the city.

Maple Mews

Approximate Gross Internal Area Total = 45.1 sq m / 485 sq ft

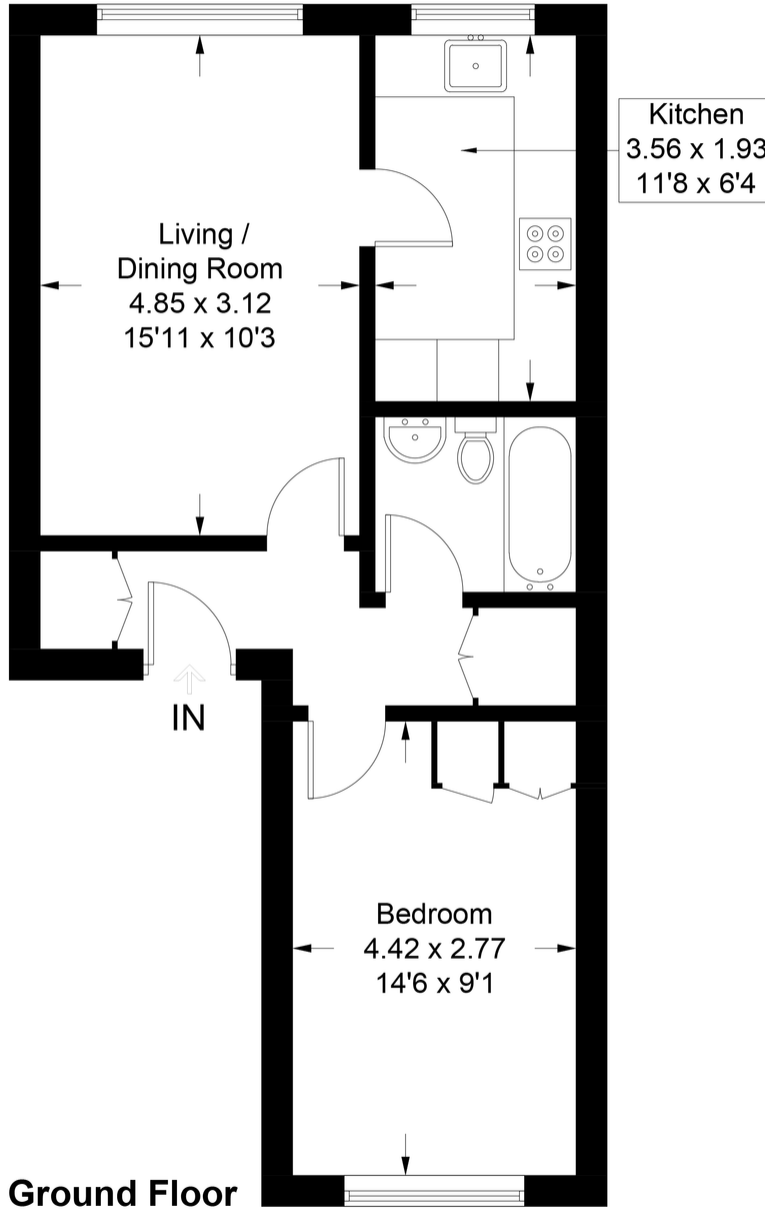


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID703672)



Energy performance certificate (EPC)

11069202 Energy performance of buildings register

25 MAPLE MEWS
LONDON
SE16 2SL

Energy rating
C

Valid until 25 November 2025

Certificate number
2375-1942-8289-1430-3498

Property type
Ground-floor flat

Total floor area
42 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 on the conditions and exemptions for rented properties at <https://www.gov.uk/guidance/energy-ratings-for-rented-properties>.

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 this property's energy performance.](#)

View this energy certificate digital certificate on the energy certificates 2375-1942-8289-1430-3498

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.