

Mount Nod Road, Streatham SW16

Borough: Lambeth

£2,000 pcm

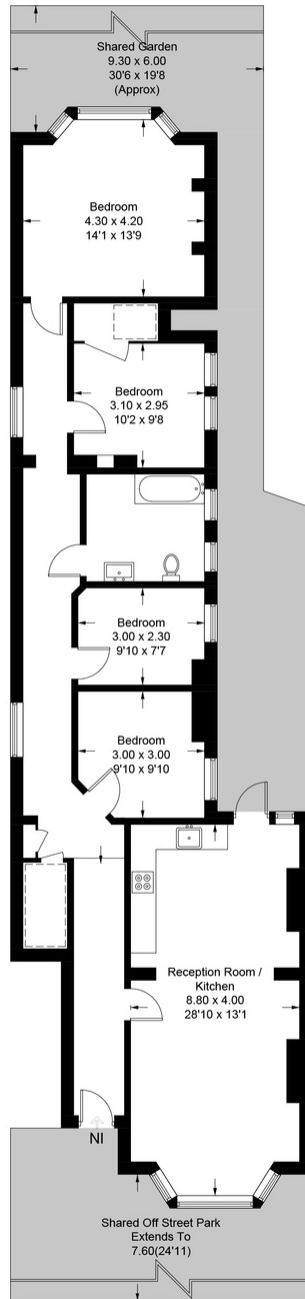
- Four Double Bedroom Maisonette
- Private Entrance



A fabulous four double bedroom Edwardian maisonette with private entrance and garden, shared. The property comprises a wonderful front reception and open plan kitchen-dining-living space. Further accommodation comprises four well-sized bedrooms and contemporary bathroom. The property is beautifully presented throughout with high ceilings and many period features. Mount Nod Road is well located for Dunraven Primary and Secondary Schools and the nearest station is Streatham Hill. There is an excellent array of bars, shops and restaurants in the area. This flat comes part-furnished and is available now.

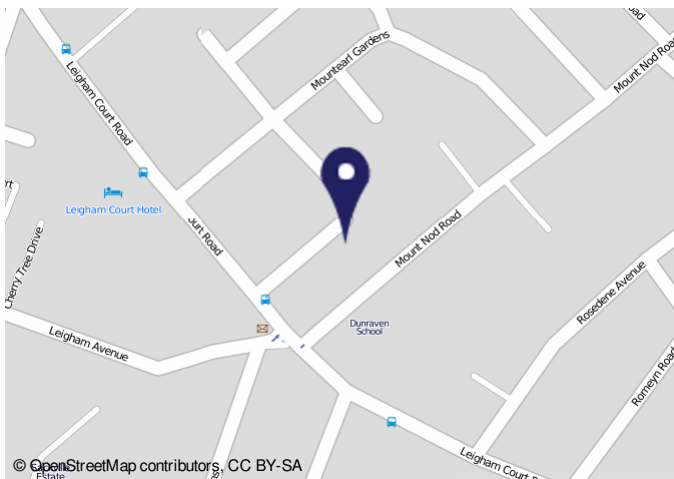
Mount Nod Road

Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 3.1 sq m / 33 sq ft
Total = 116.4 sq m / 1252 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. (ID719103)



Energy performance certificate (EPC)

201/0000 Energy performance certificate (EPC): Print an energy certificate - 02/1/16

4, Mount Nod Road
Leigham
W9 1R 2LG

Energy rating
E

Valid until 31 July 2025

Certificate number
9537-7926-1350-5150-8602

Property type
Ground-floor flat

Total floor area
115 square metres

Rules on letting this property
Properties can be marketed 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. Structures should be exempted from the rating scheme unless they are exempted from the rating scheme.

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

Mount Nod energy certificate digital certificate print an energy certificate 02/1/16 02/1/16 02/1/16

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.