

Mount Ephraim Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£300,000

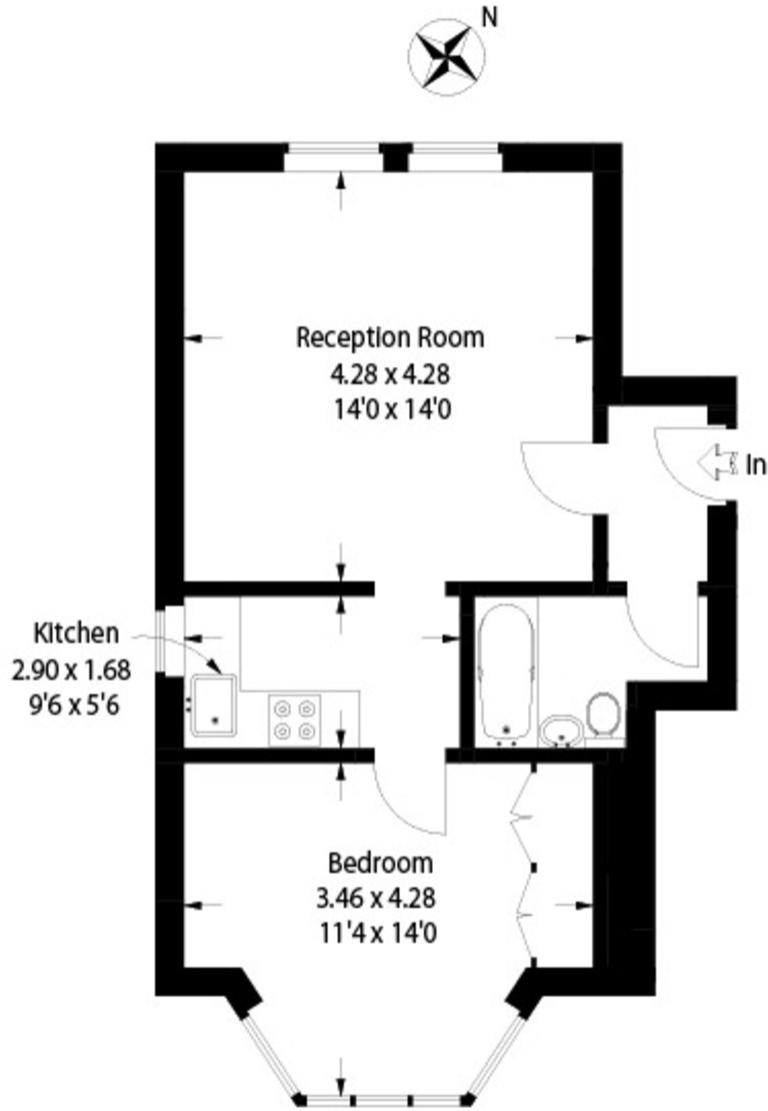
- One bedroom flat
- Share of freehold



A beautifully presented one bedroom flat on the raised ground floor of a converted period house. The flat has high ceilings and a large bay window and is in excellent decorative order. The flat also has an allocated parking space. Located on a very popular road, the amenities of Streatham High Road such as shops, bars, restaurants, bus routes and Streatham Hill station are moments away.

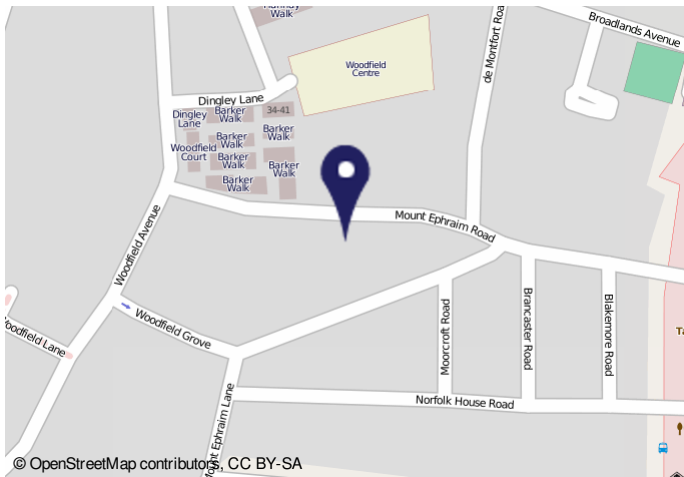
Mount Ephraim Road

Approximate Gross Internal Area :- 43 sq m / 463 sq ft



Raised Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID26293)



Energy performance certificate (EPC)

39/021 Energy performance certificate (EPC) - Final energy certificate: 020/UK

27a, Mount Ephraim Road, LONDON, SW16 5LP	Energy rating
Valid until: 01 April 2032	Certificate number: 8806-9489-6720-2126-4423

Property type: Mid-floor flat
Total floor area: 46 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' obligations and exemptions here: [Landlord's guide to energy ratings](#)

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

How to find energy certificate digital certificates: [gov.uk/energy-certificates](#) 8806-9489-6720-2126-4423

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.