

## Ambleside Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £400,000**

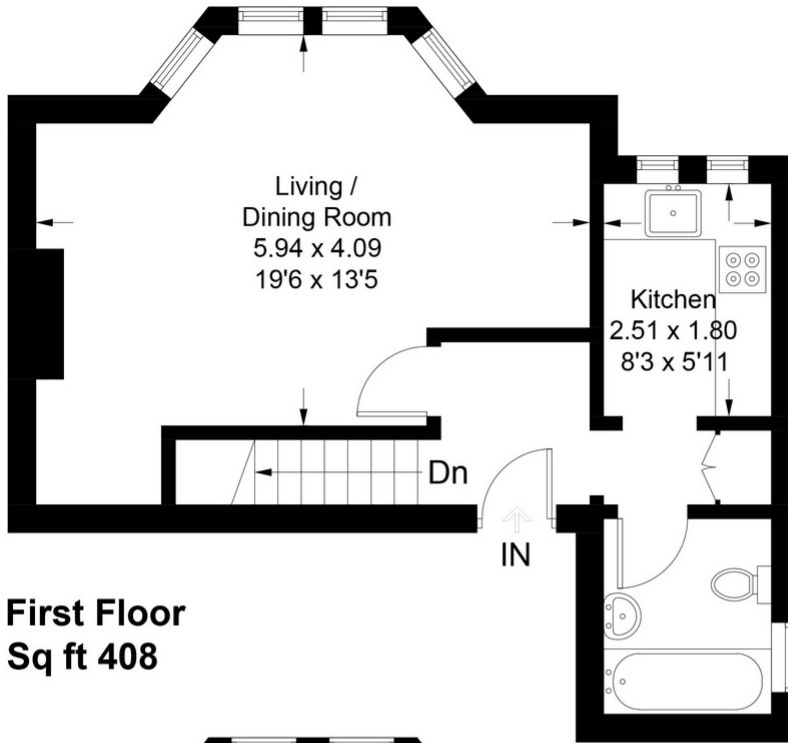
- Split level two double bedroom flat
- Large shared garden



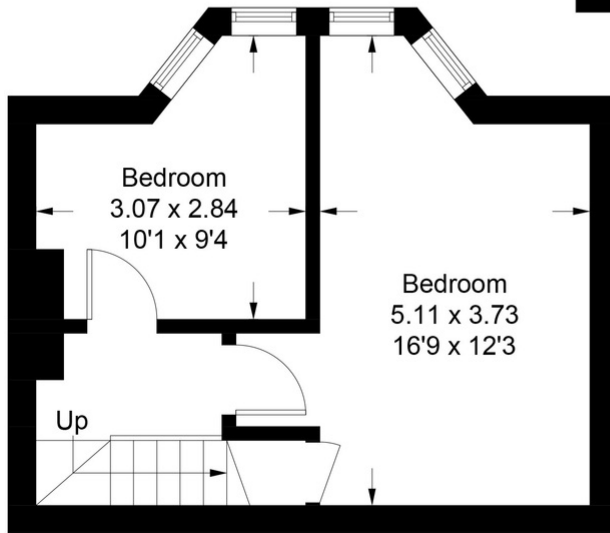
This is a very attractive flat in a converted period house on the first and second floor of the building, with the reception room and kitchen as you enter and stairs down to the bedrooms. This increases the sense of space and separation of accommodation. There is a very large communal garden accessed to the side of the building and a parking space shared by the building. Streatham Station is a short walk away and many buses give alternative routes into the city or neighbouring Balham which is just across Tooting Bec common.

# Ambleside Avenue

Approximate Gross Internal Area Total = 64.9 sq m / 699 sq ft

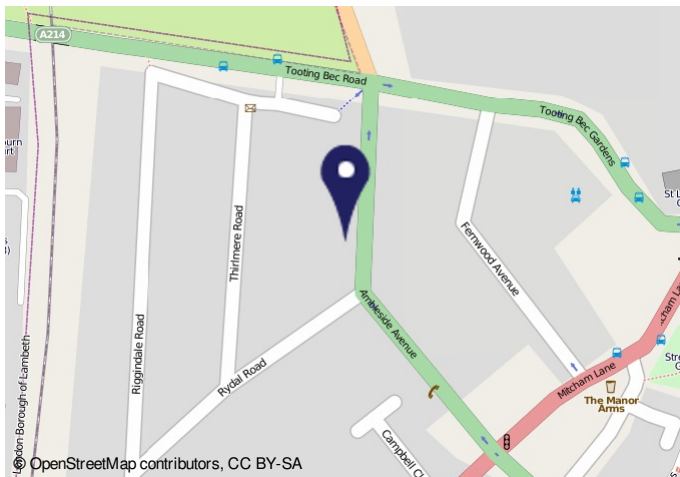


**First Floor**  
Sq ft 408



**Ground Floor**  
Sq ft 291

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 737369)



322921 Energy performance certificate (EPC) - Final energy certificate: 0201UK

### Energy performance certificate (EPC)

Property type Ground-floor flat	Energy rating <b>C</b>
Total floor area 57 square metres	Certificate number 8152-2841-8730-2420-9025

Valid until 29 July 2030

Rules on letting this property  
Properties can be rented if they have an energy rating from A to E.

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.

**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.