

## Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£345,000**

- Victorian conversion
- Two bedrooms



This lovely Victorian conversion flat on a hugely popular residential street in central Streatham benefits from close proximity to the shops, bars and restaurants of Streatham High Road. The flat has two bedrooms, a large and bright reception room, separate kitchen and a recently modernised bathroom. It is on the top floor of the property with just one other flat in the building. There is access to and use of a large loft space although it is not demised in the lease of the property. Wellfield Road has great access to Streatham Common and the excellent rail links of Streatham Hill and Streatham stations.

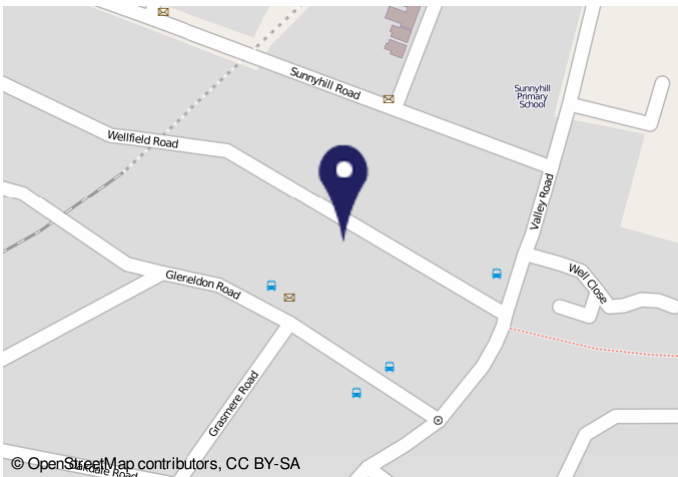
The asking price has been reduced from £360,000 to allow a buyer to pursue the purchase of the freehold.

# Wellfield Road

Approximate Gross Internal Area = 54.8 sq m / 590 sq ft



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. (ID737543)



322521 Energy performance certificate (EPC) - Flat or energy certificate - GO2UK

### Energy performance certificate (EPC)

**Energy rating**  
**C**

Valid until 4 May 2028

Certificate number: 9371-2644-6344-9398-2305

**Property type**  
Top-floor flat

**Total floor area**  
53 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 that apply to your property at [www.gov.uk/guidance/energy-ratings-for-landlords](#).

**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.](#)

You'll find energy certificate digital certificates on [www.energy-certificates.gov.uk](#) and energy certificates on [www.gov.uk](#)

**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.