

The High, Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£300,000

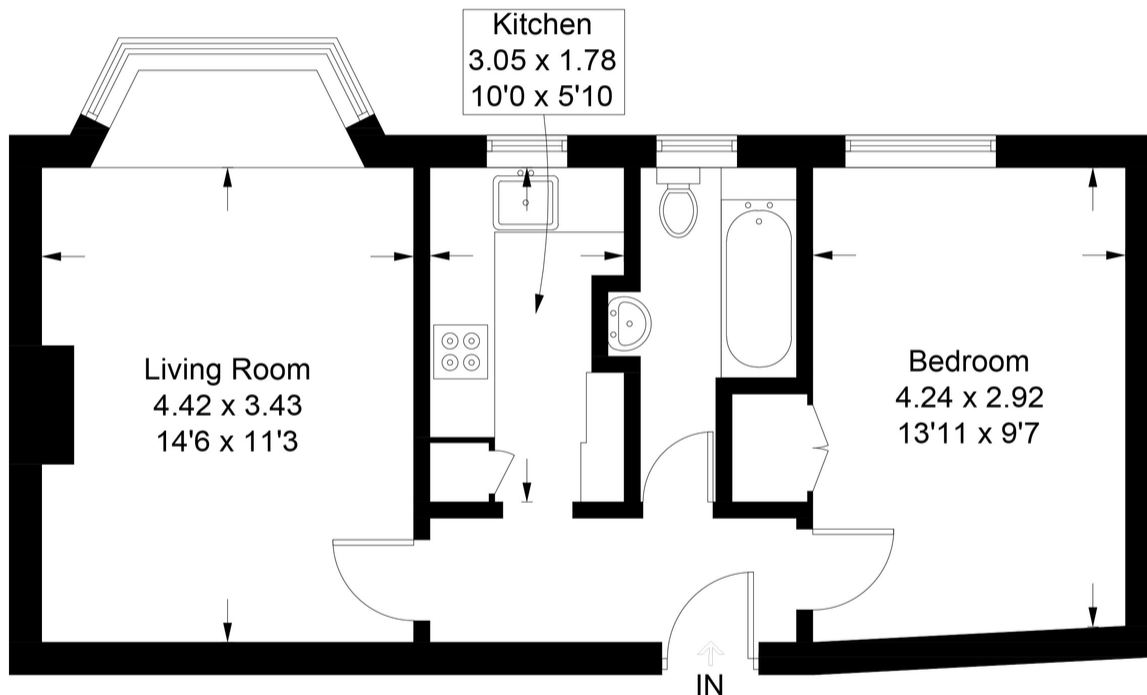
- Smart one bedroom flat close to Station
- No chain



A lovely and well-proportioned one bedroom flat with good storage and light, spacious rooms. The apartment is positioned on the first floor of a well-regarded mansion block located very close to Streatham Hill station. The Highstreet is on your doorstep and provides a choice of shops bars and restaurants. As well the station being only yards away the night and other buses pull up outside your door giving great access to central London. There is also a communal garden at the rear.

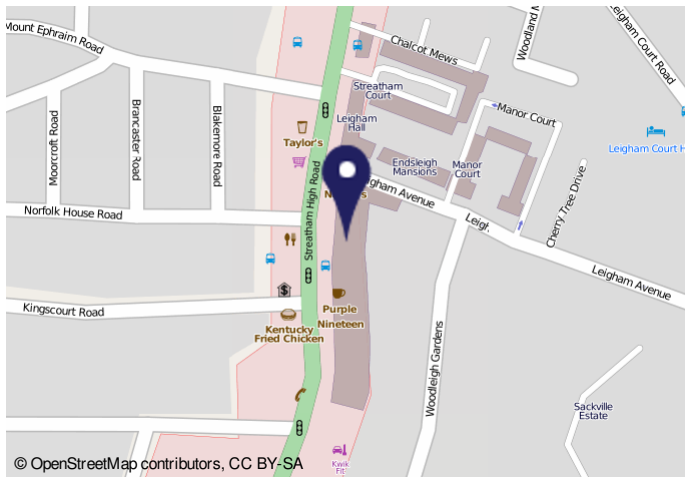
The High

Approximate Gross Internal Area Total = 44.1 sq m / 475 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID737387)



322921 Energy performance certificate (EPC) - Final energy certificate: 02010K

Energy performance certificate (EPC)

Flat 4 The High
Stretcham Hill Street
LONDON
E9 7JL

Energy rating: **D**

Valid until 3 December 2023 Certificate number: 9415-2874-7421-9497-2518

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 for landlords on the conditions and exemptions. See <https://www.gov.uk/guidance/energy-ratings-for-rented-properties>.

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 this energy certificate digital certificate was generated: gov.uk/energy-certificates/322921-2023

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.