

Cricklade Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£400,000

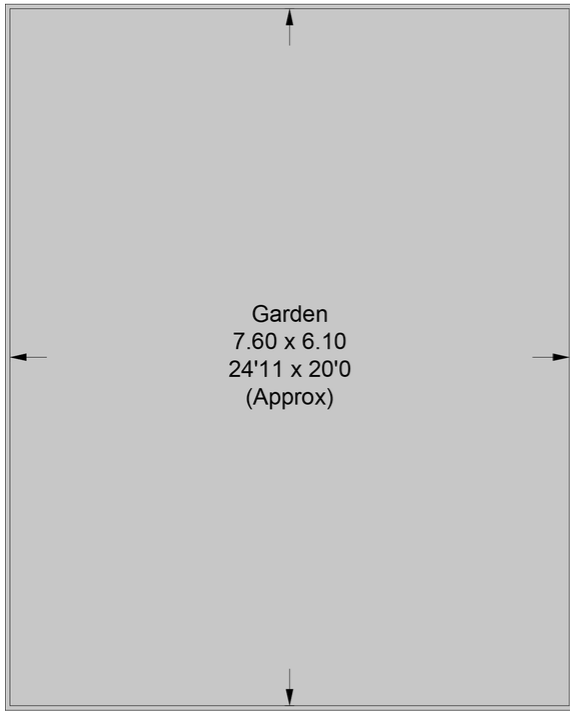
- Attractive two bedroom flat on a quiet road
- Top/First floor of period building



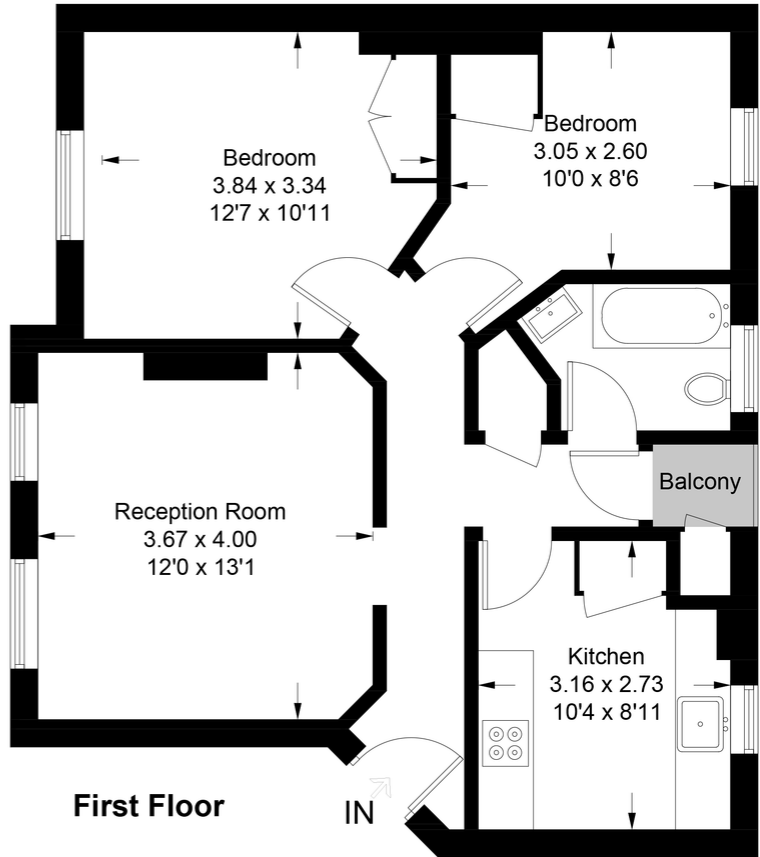
This is a lovely two bedroom flat within the Leigham Court Estate Conservation area set at the top of the road where it's more peaceful yet only a short walk to the high street shops bars and restaurants. The station provides links to Clapham Junction and Victoria or buses regularly run down Brixton Hill to give access to the Victoria line.

Cricklade Avenue

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft

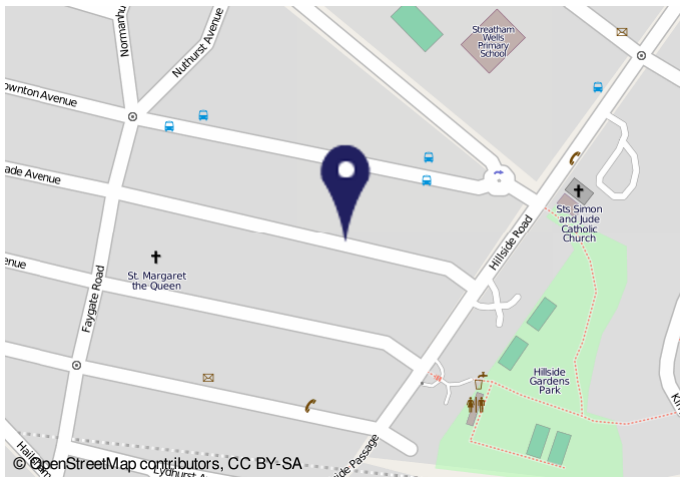


Ground Floor



First 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. (ID739881)



310201 Energy performance certificate (EPC): Flat an energy certificate - 020126

Energy performance certificate (EPC)

104C CRICKLADE AVENUE
LONDON
SW2 3RH

Energy rating
E

Valid until 11 November 2023 Certificate number: 9910-9129-2000-0430-2298

Property type
Top-floor flat

Total floor area
52 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 you at [www.gov.uk/guidance/energy-ratings-for-landlords](#).

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

You can find energy certificate digital certificates on [www.energy-certificates.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.