

## Tankerville Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£350,000**

- Stunning top floor conversion
- Moments from Streatham Common Station



A superb one bedroom top floor Victorian conversion with huge reception area benefitting from double height ceilings in places. The well-proportioned accommodation is arranged over two levels and the property is refurbished to a high standard. Tankerville Road is just moments walk from Streatham Common Station, the wide open spaces of Streatham Common and a selection of excellent shops, bars and restaurants. The flat is sold with no onward chain.

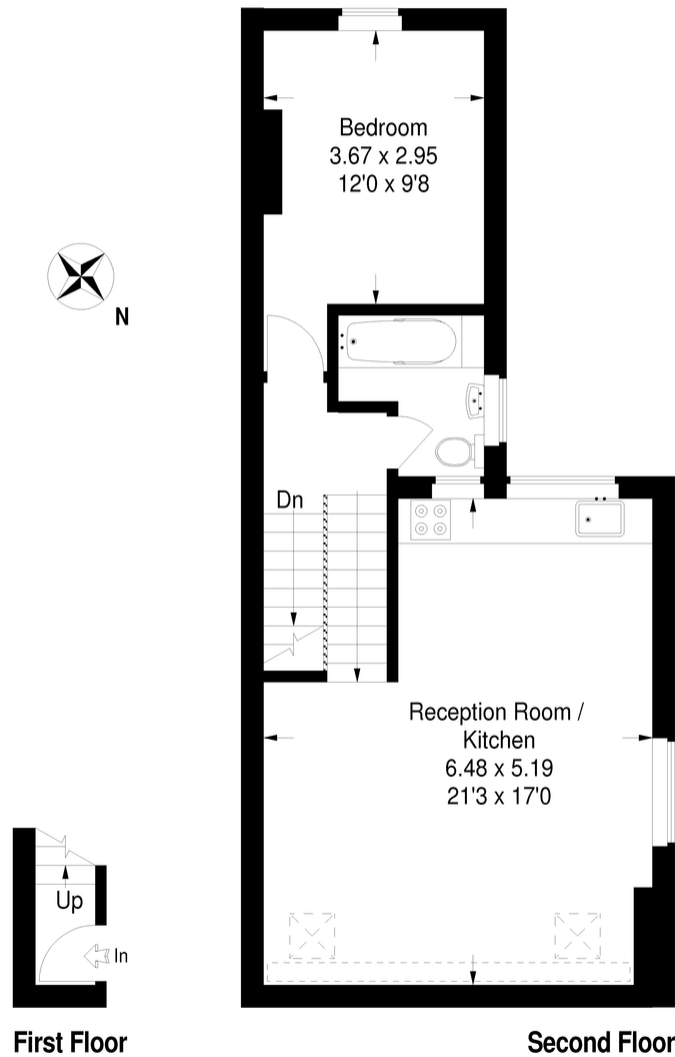
# Tankerville Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

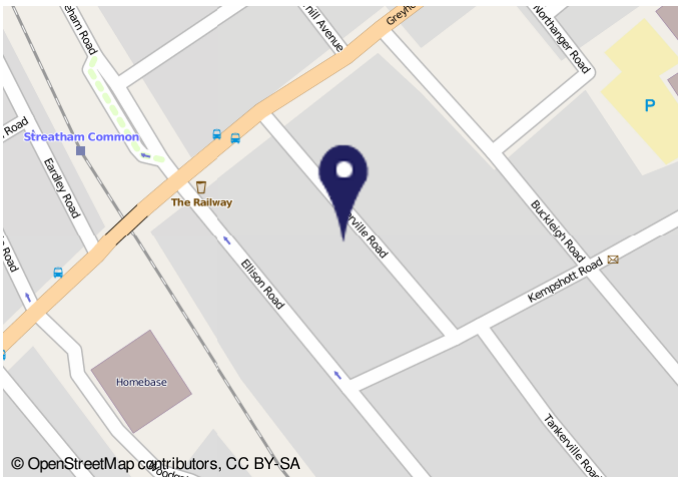
52 sq m / 560 sq ft

Reduced Headroom = 1.2 sq m / 12 sq ft

Total = 53.2 sq m / 573 sq ft



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. (ID51841)



3102021 Energy performance certificate (EPC): Flat an energy certificate - 020136

### Energy performance certificate (EPC)

Flat 3  
21 Tankerville Road  
Lymington  
SO41 1LL

Energy rating  
**E**

Valid until 28 October 2032

Certificate number  
9462-2190-9229-9227-8623

Property type  
Top-floor flat

Total floor area  
54 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. You should also check the Energy Performance Certificate (EPC) for any other relevant information on efficiency. [Read more on letting a property.](#)

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.](#)

How this energy certificate digital certificate was generated: [energy-certificates.org.uk/energy-certificates/020136-2190-9229-9227-8623](#)

**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.