

Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£400,000

- Front to back double reception room
- Top floor with great views

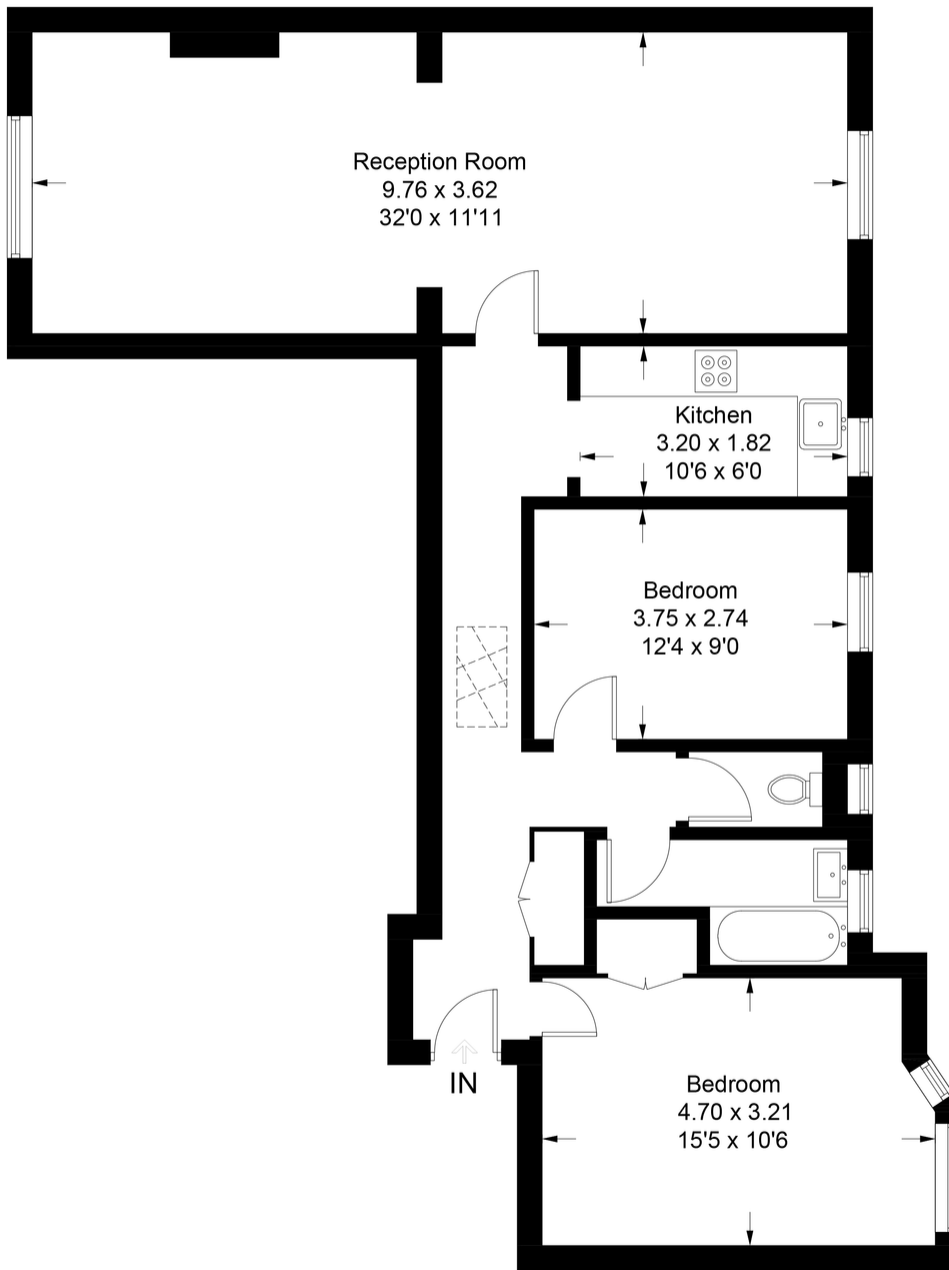


A large two bedroom, chain free flat in this popular Art Deco block in Streatham Hill. The flat has a front to back double reception room, kitchen, two large double bedrooms and bathroom. There is a lift and smart communal areas in keeping with the period when the block was built, plus a new communal garden. It is also moments from the excellent transport links of Streatham Hill and the ever-improving array of shops, bars and restaurants of the area and only a 7 minute walk from Tooting Bec Common.

The High

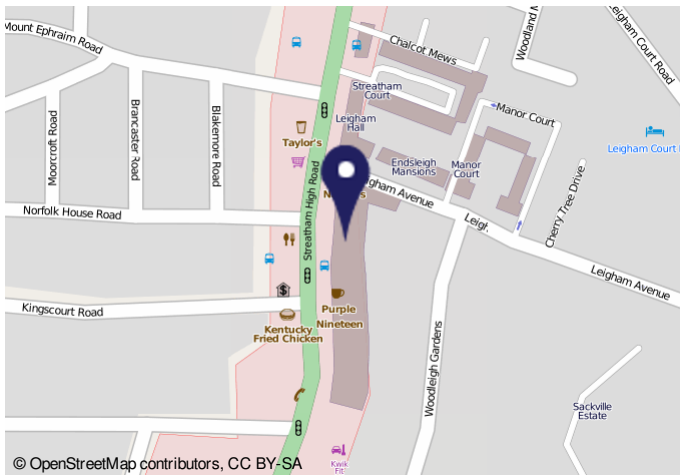


Approximate Gross Internal Area = 88.4 sq m / 951 sq ft



Fifth 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. (ID743117)



Energy performance certificate (EPC)

Flat 71 The High, Leigham Road, LEIGHAM, LE19 1EY

Energy rating: **E**

Valid until 24 February 2025

Certificate number: 2025-0614-7252-8480-3218

Property type: Top-floor flat

Total floor area: 72 square metres

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 E. It has the potential to be D.

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.