

Mount Ephraim Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

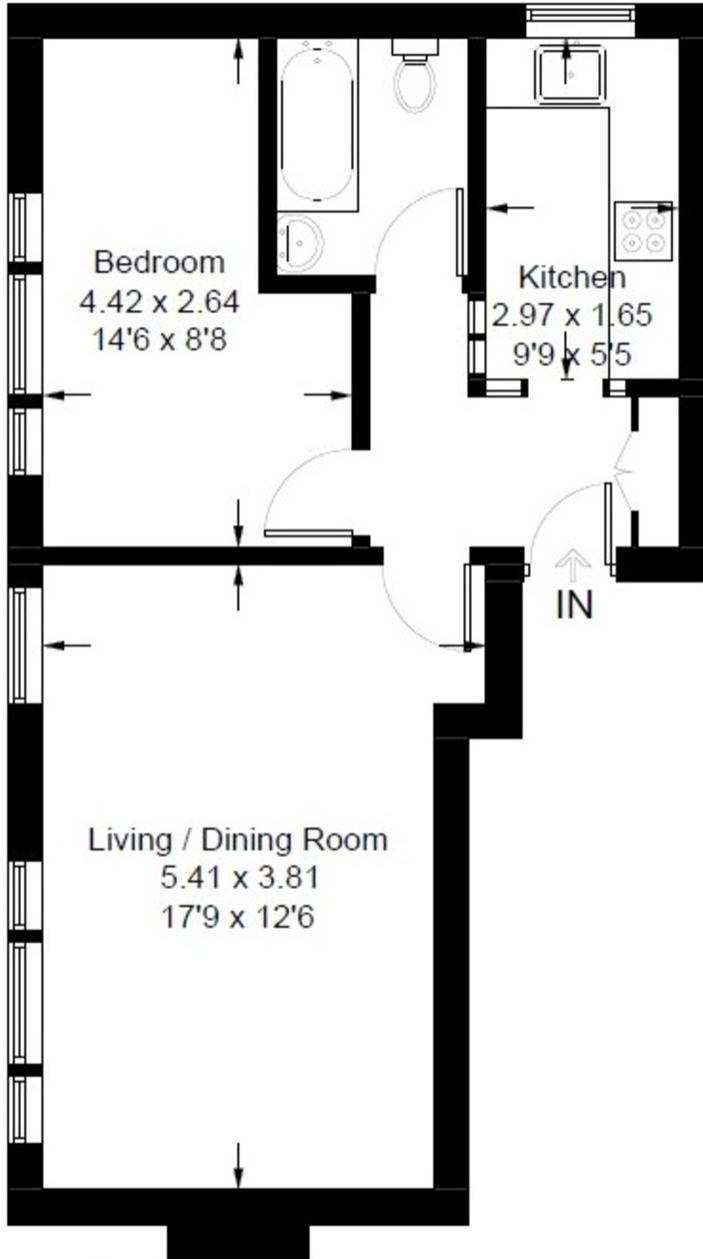
- Delightful one bedroom flat
- First floor with high ceilings



A lovely one bedroom first floor flat located close to Streatham Hill station. The flat has great charm and character and is available with no ongoing chain. To the rear of the building is a large shared garden and you are a short walk from Tooting Bec Common. The high street provides shops bars, restaurants and bus routes into the city, whilst Streatham Hill station connects to Clapham Junction and Victoria.

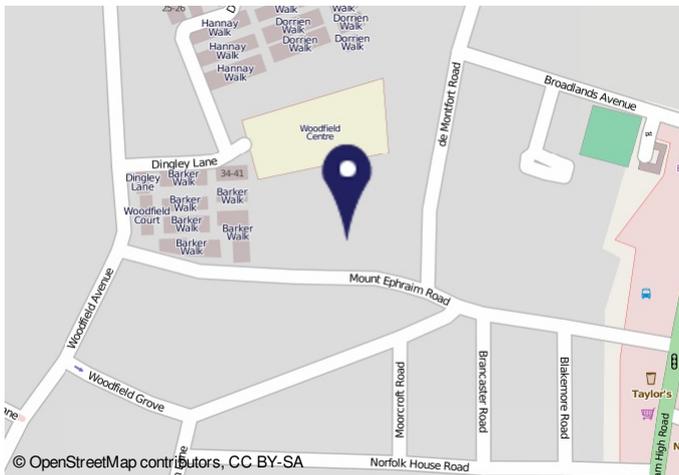
Mount Ephraim Road

Approximate Gross Internal Area Total = 43.3 sq m / 466 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID749222)



417021 Energy performance certificate (EPC) - Find an energy certificate: GO2UK

Energy performance certificate (EPC)

Plot 5 23 Mount Ephraim Road LONDON SE16 5JY	Energy rating E
Valid until 6 June 2021	Certificate number 9039-6326-9030-7143-1902

Property type
Mid-floor flat

Total floor area
43 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 when you have a property with a poor energy rating here: [Landlords and energy ratings](#)

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.](#)

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Map showing the location of the property on Mount Ephraim Road, near Woodfield Centre and Broadlands Avenue.

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.