

Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£450,000

- Spacious two bedroom flat
- Popular block

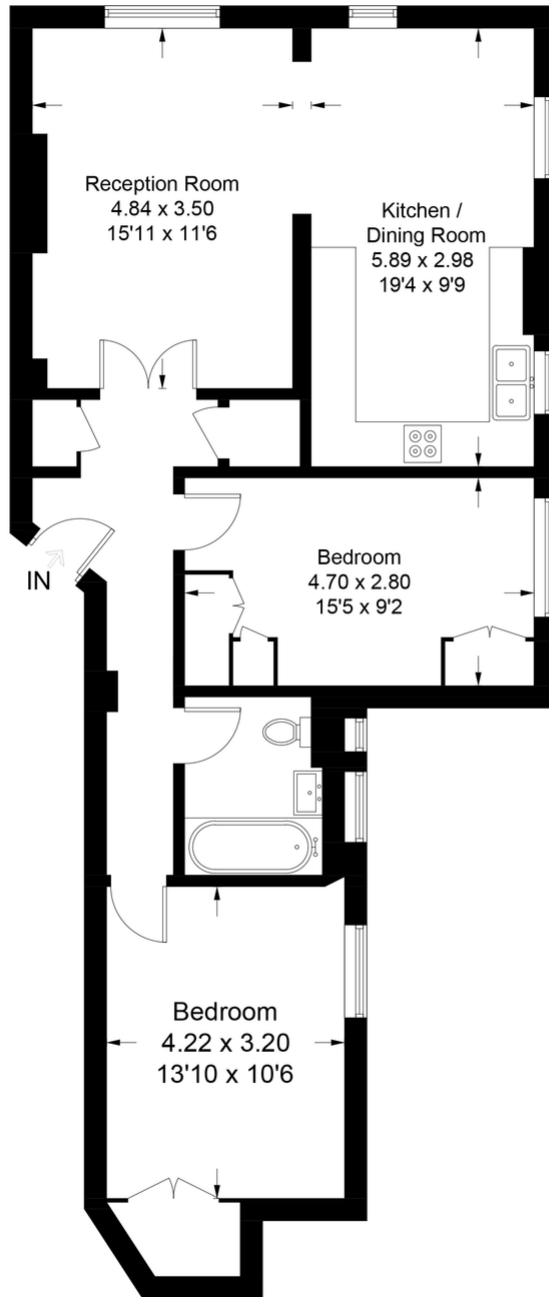


A large two bedroom, two reception room flat in this popular Art Deco block in Streatham Hill. The flat has a dual aspect reception and dining room with adjoining kitchen. Further there are two large double bedrooms and bathroom. The building has a lift and smart communal areas in keeping with the period 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

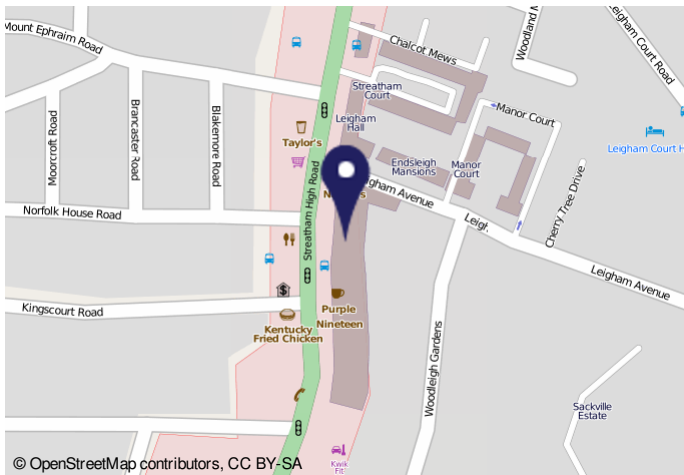


Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



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. (ID765893)



5042021 Energy performance certificate (EPC): Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 141 The High, Streatham Hill, London, SW16 5RD Energy rating: D	Valid until: 27 October 2023 Certificate number: 2020-09-10-7230-1627-6918
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Property type
Mid-floor flat

Total floor area
79 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-performance-certificate-exemptions-landlords](#).

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.](#)

You find energy certificates digital certificates gov.uk/energy-certificates/2020-09-10-7230-1627-6918

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.