

Montrell Road, Streatham Hill SW2

Borough: Lambeth

£1,250 pcm

- Top Floor One Bedroom Flat
- Open plan kitchen/ living room

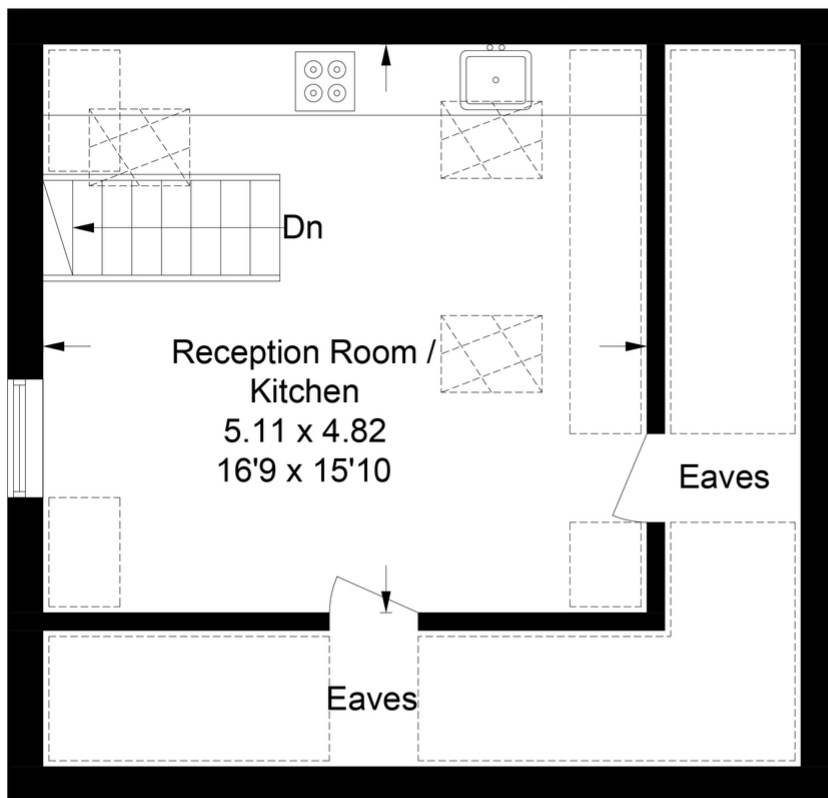


This top floor apartment comprises; spacious open plan living room with modern fitted kitchen and integrated appliances, separate double bedroom and tiled shower room. Bills are not included. Available from 1st July, unfurnished. Suited to a single professional.

Rent (£1,250pcm), 5 week security Deposit (£1,440.00). 12 month tenancy. Council tax band C, Lambeth.

Montrell Road

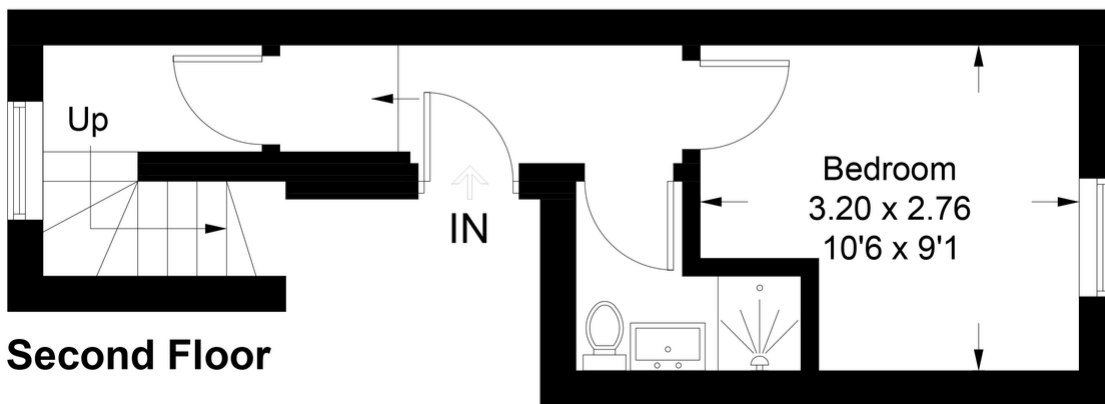
Approximate Gross Internal Area = 41.5 sq m / 446 sq ft
 Reduced Headroom = 15.3 sq m / 165 sq ft
 Total = 56.8 sq m / 611 sq ft



Third Floor



= Reduced headroom below 1.5m / 5'0



Second 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. (ID768995)



Energy performance certificate (EPC)



Property type
Top-floor flat
Total floor area
38 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 [Energy Performance Certificate website](#) or [ask your local authority](#).

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

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.