

## Lewin Road, Streatham Hill SW16

Borough: Lambeth

**£1,725 pcm**

- Two Double Bedroom Flat
- En-Suite Shower Room

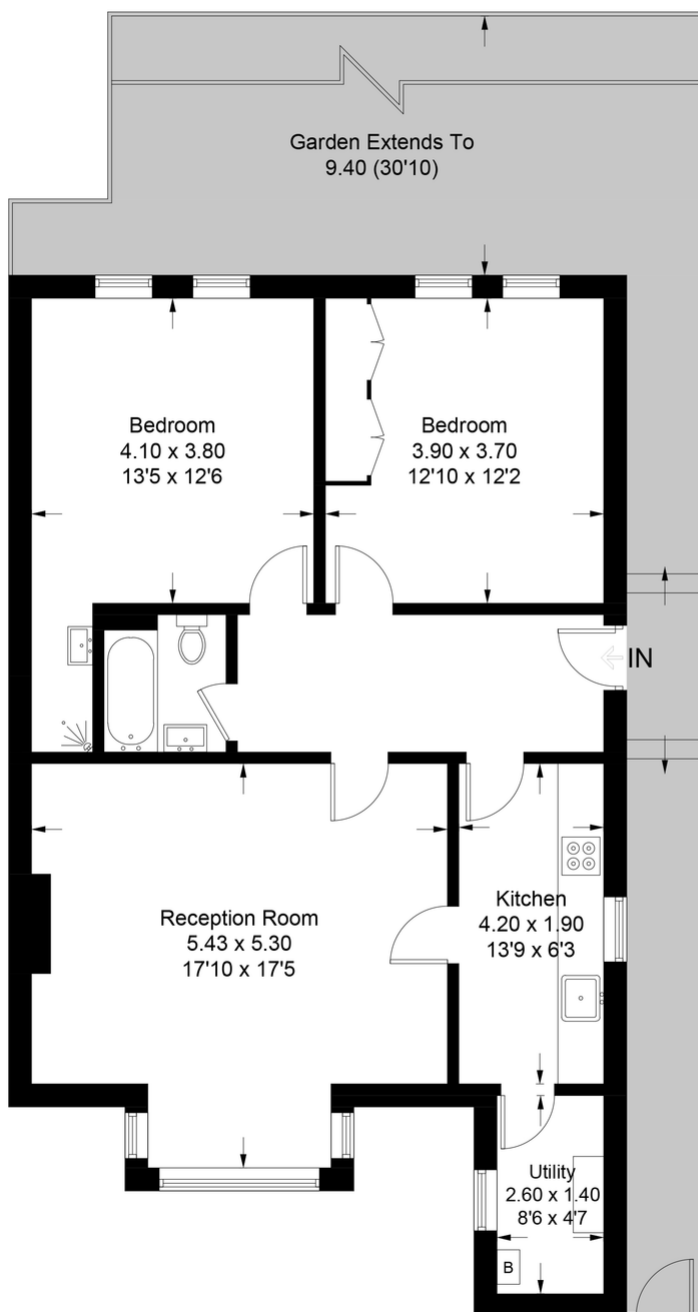


A large two double bedroom lower ground floor flat, with private entrance. The property comprises; large reception room, separate kitchen with appliances, utility room, two double bedrooms, bathroom, additional en-suite shower room, and private garden. Lewin Road is located with close proximity to both Streatham and Streatham Common BR. Available now, part-furnished.

# Lewin Road

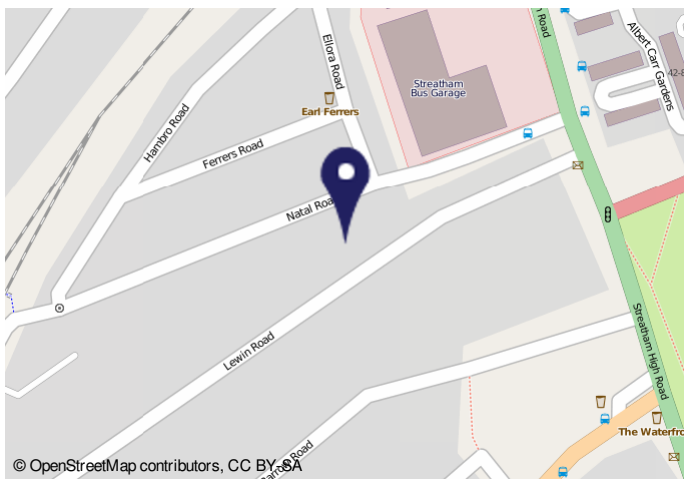


Approximate Gross Internal Area = 83.9 sq m / 903 sq ft



## Lower Ground 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. (ID780833)



### Energy performance certificate (EPC)

Property type	Basement flat
Total floor area	73 square metres
Energy efficiency rating for this property	C
Valid until	10 July 2021
Current energy rating	C
Current energy consumption	121.9 kWh/m <sup>2</sup> per year

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rented for 5 years or more, an exemption has been registered. You can read [guidance for landlords on the conditions and exemptions that apply to the energy performance certificate \(EPC\) requirements for rental properties](#).

**Energy efficiency rating for this property**

This property's current energy rating is C. 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.