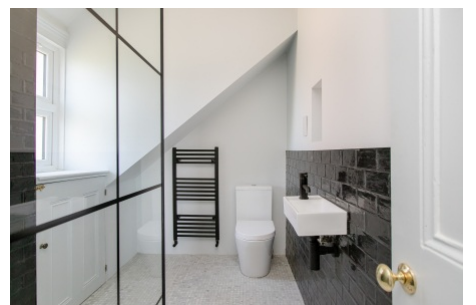


## Grasmere Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£550,000**

- **Stunning new refurbishment**
- **Large two bedroom two bathroom**




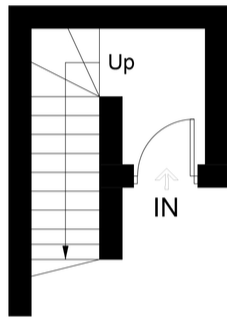
Grasmere Road is a quiet residential road located within a short walk of Streatham station on the Thames link service. The common is also close by as well as the high road's shops bars and restaurants. The flat itself is immaculately presented with style and character throughout. Its light airy and well finished with high quality fittings in the kitchen and bathrooms.

# Grasmere Court

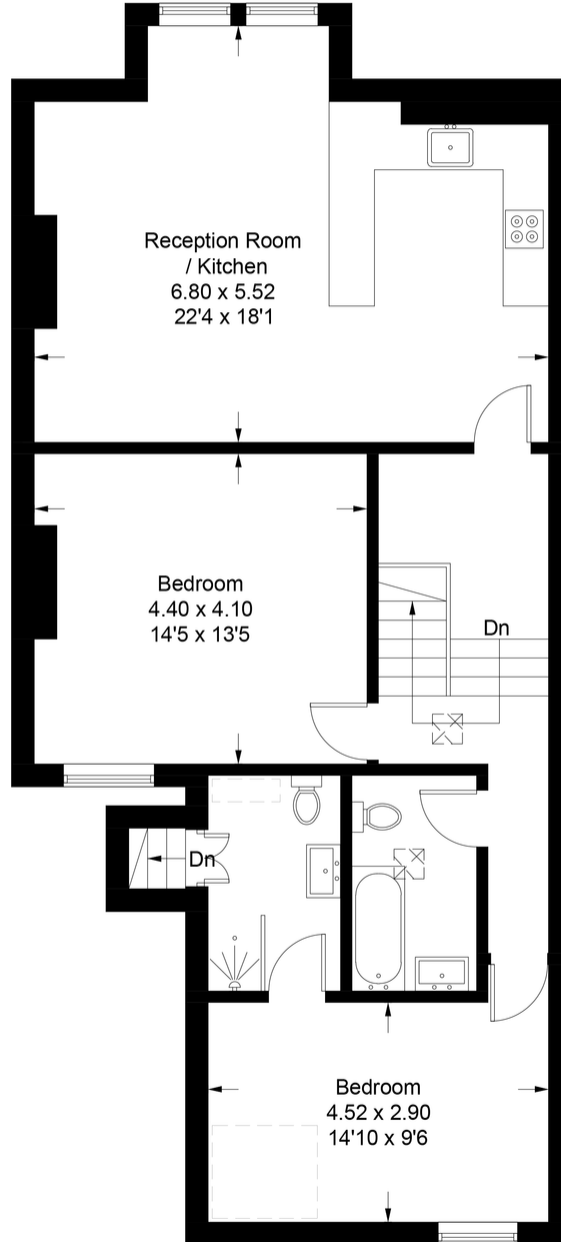
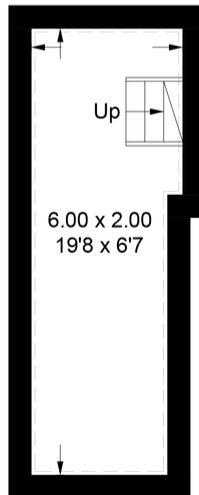
Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft  
 Reduced Headroom / Loft = 13.2 sq m / 142 sq ft  
 Total = 106.5 sq m / 1146 sq ft



 = Reduced headroom below 1.5m / 5'0

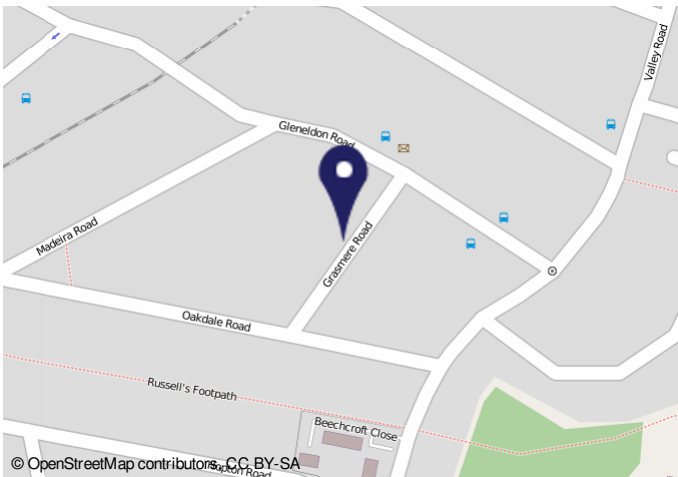


First Floor



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. (ID780835)



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Energy performance certificate (EPC) - Floor energy certificate - 2023/04

EPC Rating: <b>D</b> Valid until: 17 May 2033 Certificate number: 9026-2882-0174-0298
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Property type: Top-floor flat  
 Total floor area: 91 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 more on the conditions on the exemptions and exemptions from <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

**Energy efficiency rating for this property**  
 This property's current energy rating is D. It has the potential to be D.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
49-54	E		
35-48	F		
1-34	G		

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.  
 For properties in England and Wales:  
 the average energy rating is D,  
 the average energy score is 60

**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.