

Wellfield Road, Streatham SW16

Borough: Lambeth

£2,000 pcm

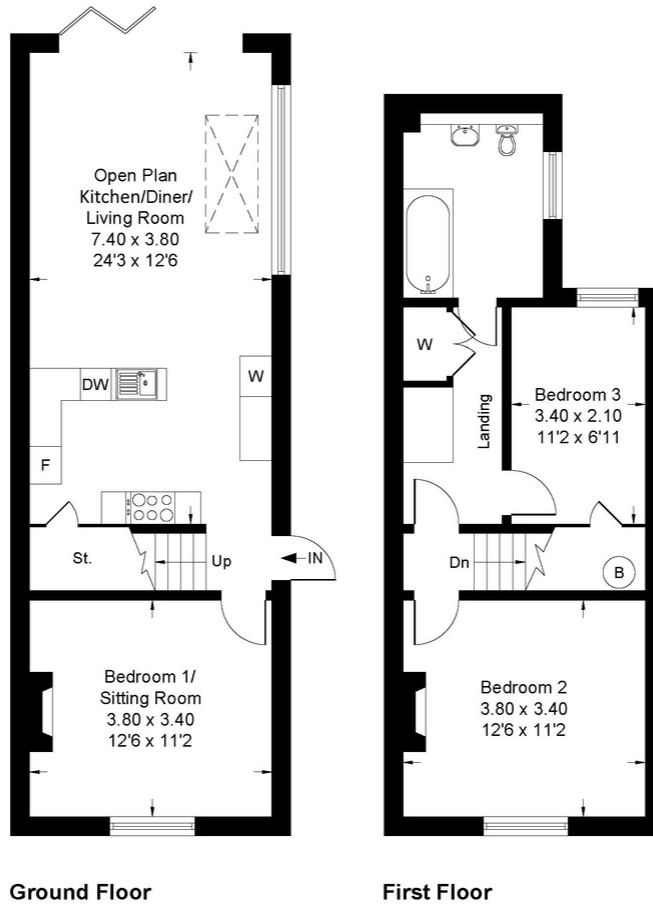
- Semi-detached cottage
- Two/ three bedrooms



This beautifully presented property comprises; large open-plan kitchen/ living room with appliances and bifolding doors leading onto a well maintained, private garden, living room/bedroom three to the front. Upstairs, there are two further bedrooms and modern family bathroom.

Wellfield Road is a quiet residential street moment from Streatham High Road and local amenities. Available mid-September, unfurnished.

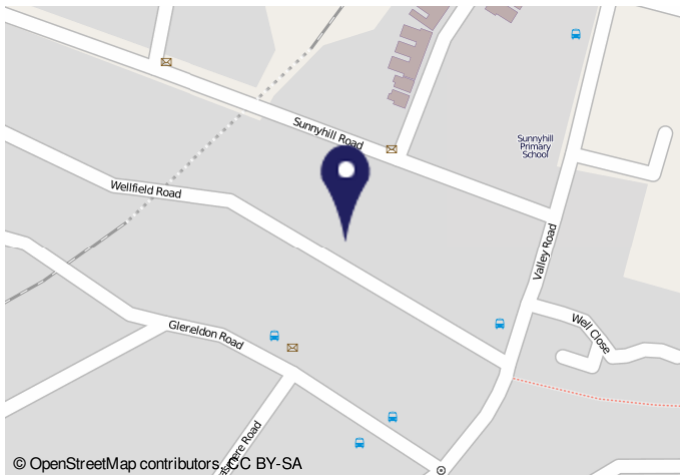
Approximate Gross Internal Area = 87 sq m / 936 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy performance certificate (EPC)

175, Woodhill Road LONDON SE16 5JG	Energy rating	Valid until	18 September 2023
	D	Certificate number	8006-7961-6328-4867-9173
Property type Semi-detached house			
Total floor area 74 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 on exemptions on the conditions and exemptions that apply to the energy performance certificate reports on the following website: Energy Rating Exemptions			
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be B. 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.