

## Streatham Hill, Streatham SW2

Tenure: Leasehold Borough: Lambeth

**£275,000**

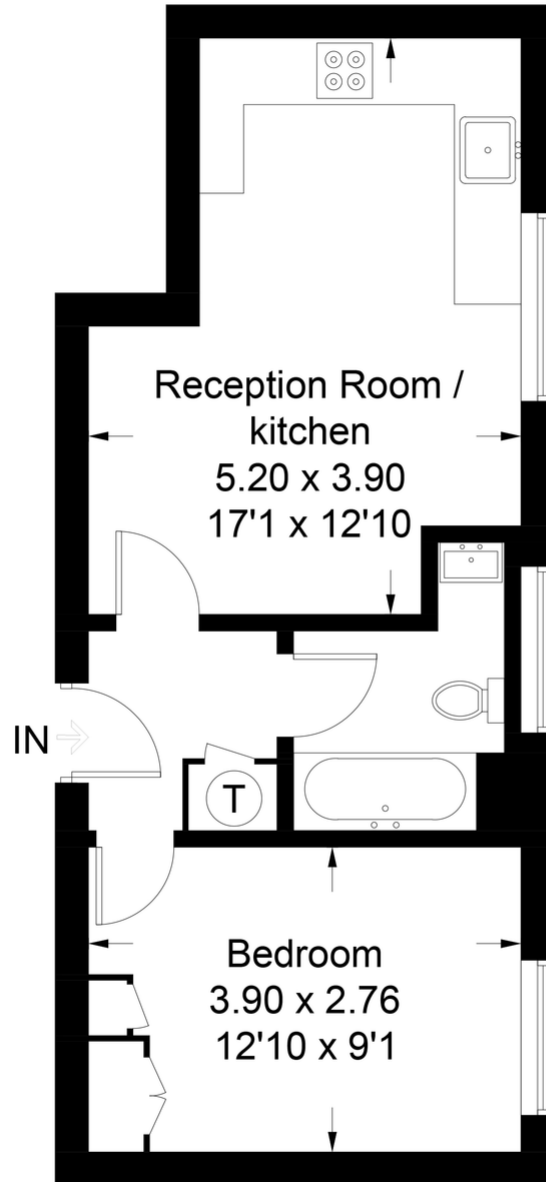
- Immaculate finish
- Seconds from Streatham Hill station



A stunning, bright and quiet one bedroom flat in Streatham Hill, situated on the first floor at the rear of this secure development. The property comprises an open-plan kitchen/living space and separate double bedroom with built-in wardrobes. Local amenities, bars and restaurants and Streatham Hill station are on your doorstep, plus bus routes into Brixton and other surrounding areas.

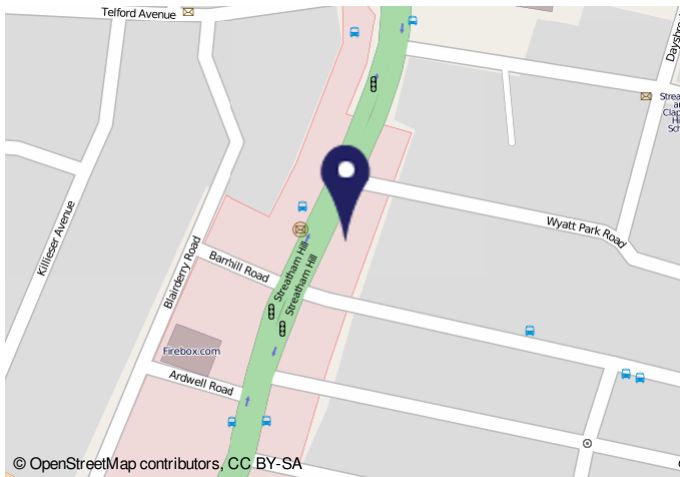
# Streatham Hill

Approximate Gross Internal Area = 36.7 sq m / 395 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. (ID624772)



Energy performance certificate (EPC) - Final energy certificate - 2023/24

Property address	Energy rating	Valid until	Certificate number
Streatham Hill, Streatham Hill, S15 2TS	D	3 March 2028	4893-2881-4732-2736-9555

Property type: Mid-floor flat  
Total floor area: 36 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 about exemptions on the regulations and exemptions that apply to all buildings and rented properties](#).

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

**Energy efficiency rating for this property**  
The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score	Energy rating	Current	Potential
100	A		
92	B		
84	C		
76	D	76	
68	E		
60	F		
52	G		

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.