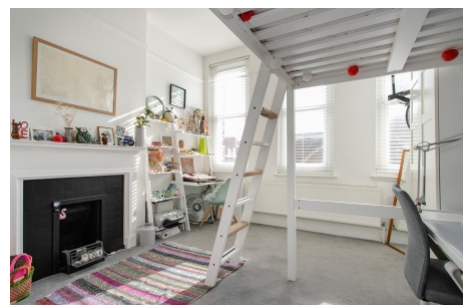


## Streatham Hill, Streatham SW2

Tenure: Leasehold Borough: Lambeth

**£450,000**

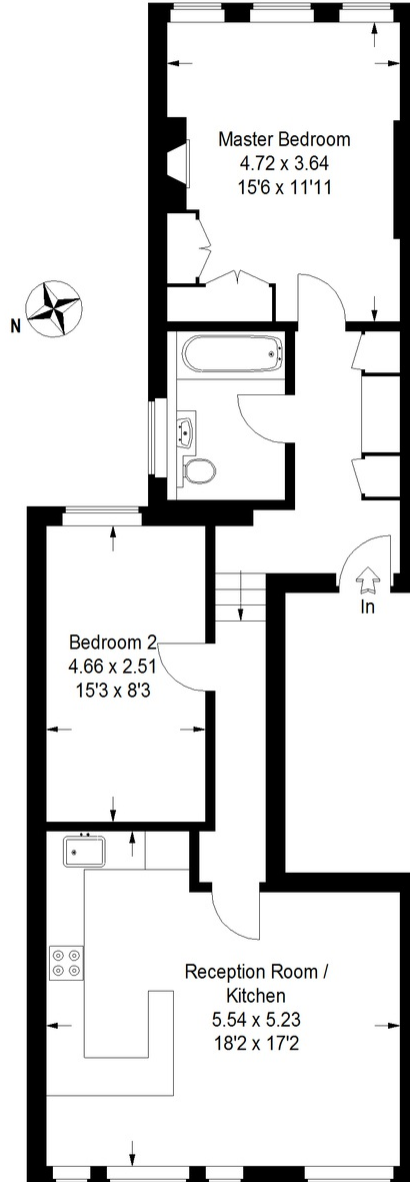
- Two double bedroom flat
- Chain free



A beautifully finished two bedroom second floor apartment just moments from Streatham Hill station. The flat is lovely and light and spacious with two large bedrooms, open plan kitchen and reception.

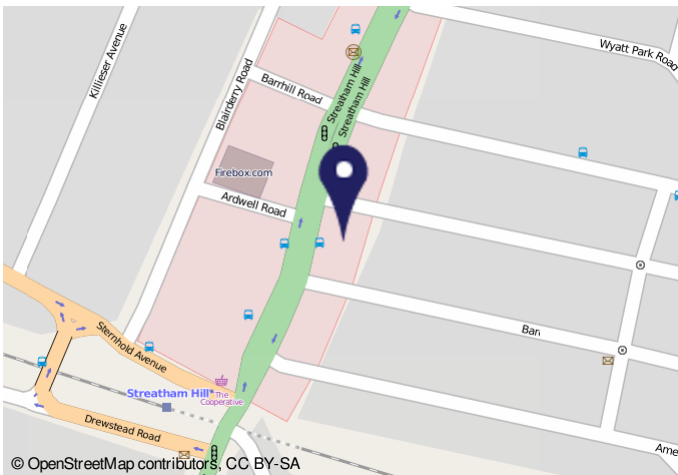
# Streatham Hill

Approximate Gross Internal Area  
74.3 sq m / 800 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID250016)



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Energy performance certificate (EPC) - Final or energy certificate - 2021/24

Energy performance certificate (EPC)	Energy rating: <b>D</b>	Valid until: 8 July 2032
Issue date: 15 July 2024	Current rating: <b>D</b>	Potential rating: <b>B</b>
Property type: Mid-floor flat		
Total floor area: 70 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 registration and exemptions from https://www.gov.uk/government/guidance/energy-performance-certificate-exemptions](#)

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#)

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.

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.