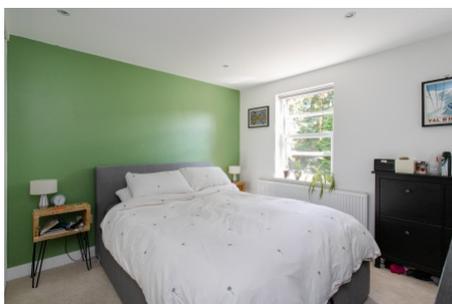


Pathfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

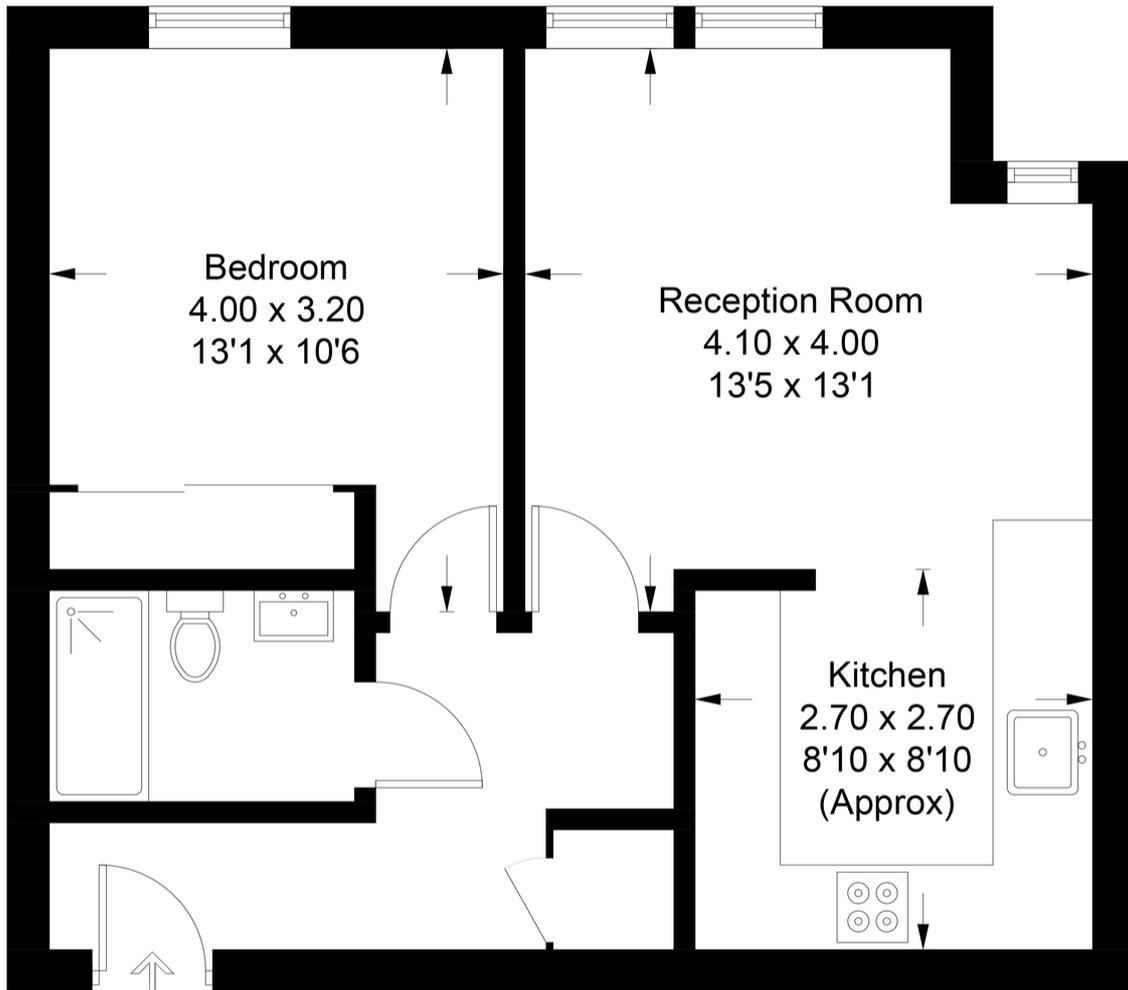
- Smart one bedroom flat with shared garden
- Yards from Streatham Common Station



A spacious and very well presented one bedroom flat on the first floor of a small modern block. The apartment comprises large reception room with open plan kitchen, contemporary bathroom and double bedroom with built in wardrobes. Residents have use of a well kept communal garden and secure bike shed. The flat is in a very desirable location, with Streatham Common station at the end of the road, offering connections to London Bridge and Victoria or Streatham station is only a little further and on the Thames link service. There are a number of shops and well regarded public house only a short walk away, plus the open spaces of Streatham Common and the landscaped gardens at the Rookery.

Pathfield Road

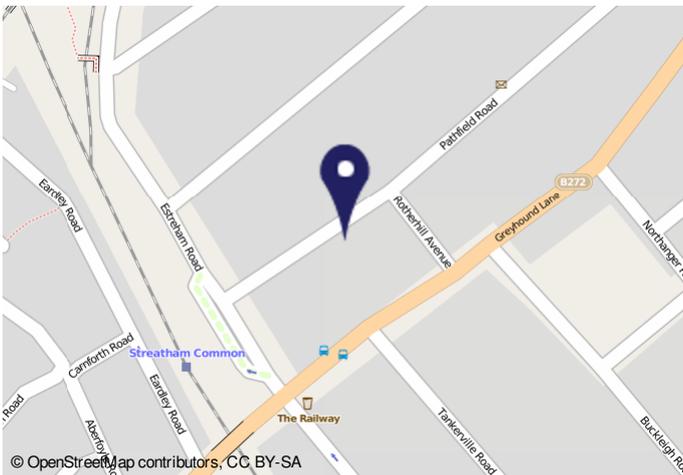
Approximate Gross Internal Area = 46.1 sq m / 496 sq ft



IN

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. (ID797808)



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W1322: 9/10 AM Energy performance certificate (EPC): Floor energy certificate: 02/2024

Energy performance certificate (EPC)	
Property address Pathfield Road Streatham, PO19 7JG	Issue date 28 July 2023
Property type Mid-floor flat	Certificate number 4876-4882-7273-4413-1700
Total floor area 48 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 how to register an exemption on the official government website.](#)

Energy efficiency rating for this property
This property's current energy rating is B. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-100	A		✓
81-91	B	✓	✓
69-80	C		
55-68	D		
40-54	E		
21-39	F		
1-20	G		

The graph shows the 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.

<https://www.epc-portal.gov.uk/energy-certificates/4876-4882-7273-4413-1700>

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.