

Kempshott Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£300,000

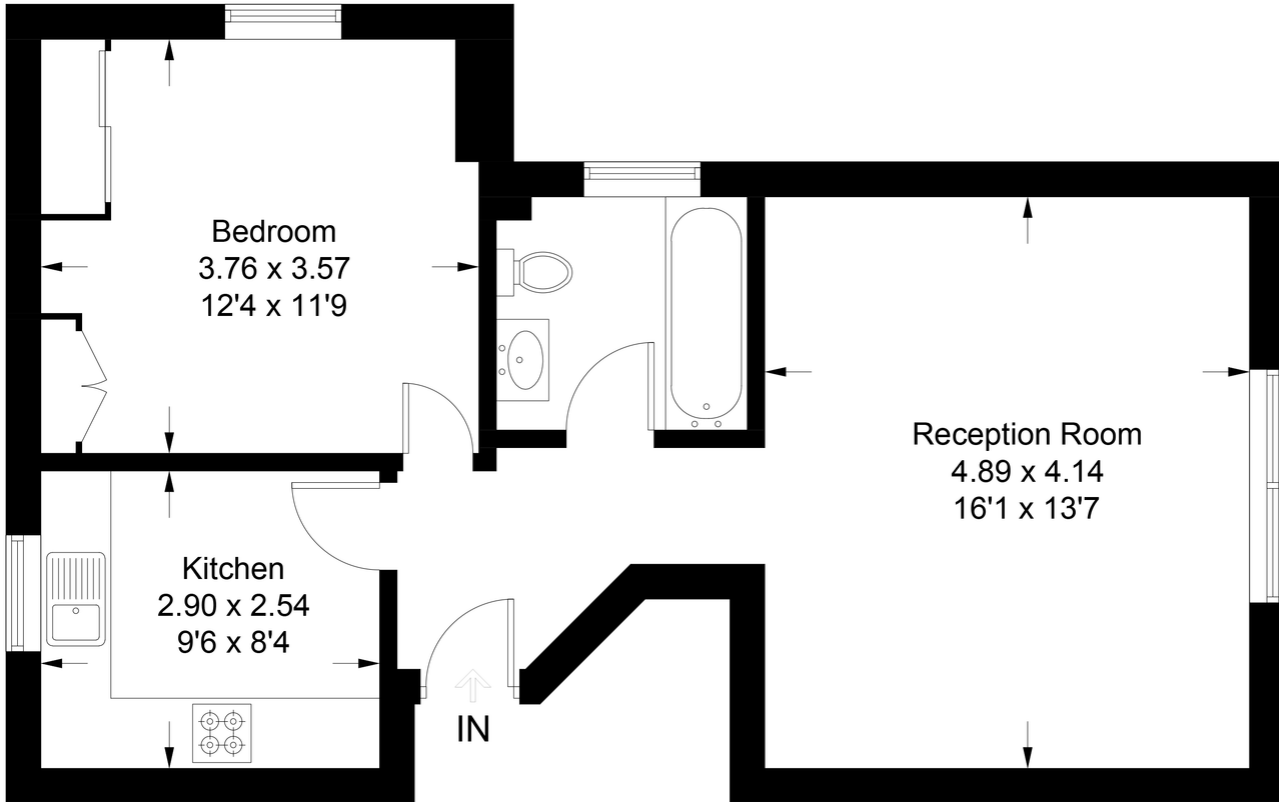
- Attractive one bedroom top floor flat
- Great location



An attractive and spacious, top (second) floor one bedroom flat in a converted period house. The flat has a smart, modern kitchen and bathroom and a large reception room with pleasant views. The flat is in good decorative order and is in a very desirable location. It is a short walk to Streatham common Station which connects to London bridge and Victoria or Streatham station only a little further is on the Thames link service. There is a new Marks and Spencer food hall nearby and two large supermarkets, Streatham common and well regarded gastro pubs.

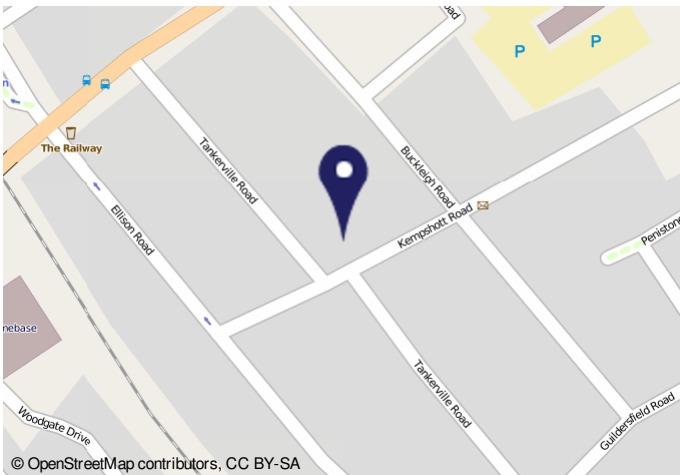
Kempshott Avenue

Approximate Gross Internal Area
51.7 sq m / 556 sq ft



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. (ID460910)



50421: 11.4.2022 Energy performance certificate (EPC) - Floor energy certificate - 02/02/2022

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<p>Rules on letting this property</p> <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about the conditions and exemptions that apply to all buildings in the private rented sector.</p>																																	
<p>Energy efficiency rating for this property</p> <p>This property's current energy rating is D. It has the potential to be D.</p> <p>See how to improve this property's energy efficiency.</p>																																	
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How this energy certificate digital certificate is produced: certified by 028-2828-0284-010-2022/02/02/2022

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.