

## Woodfield Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£425,000**

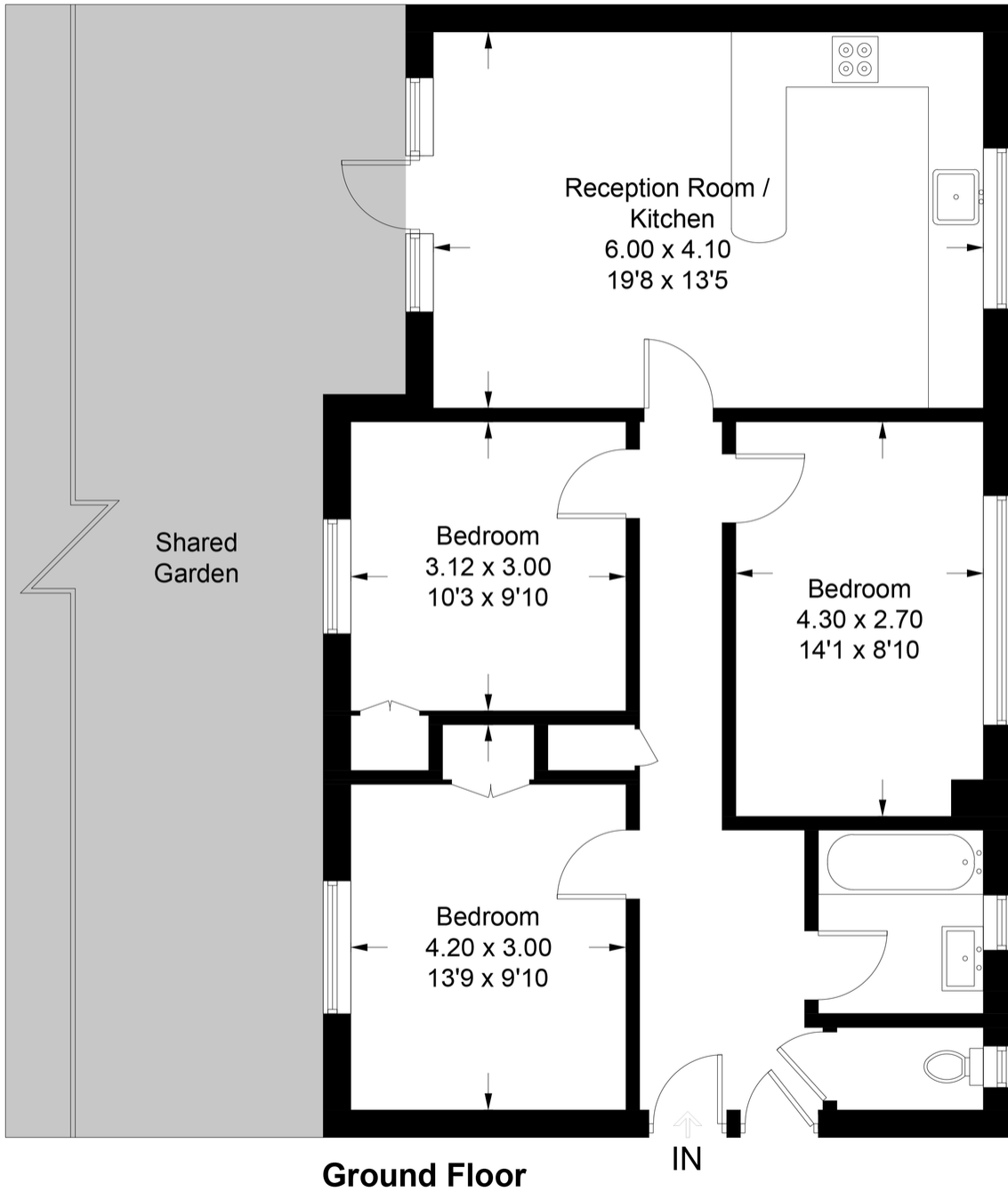
- Large three bedroom ground floor flat
- Direct access onto private patio & shared garden



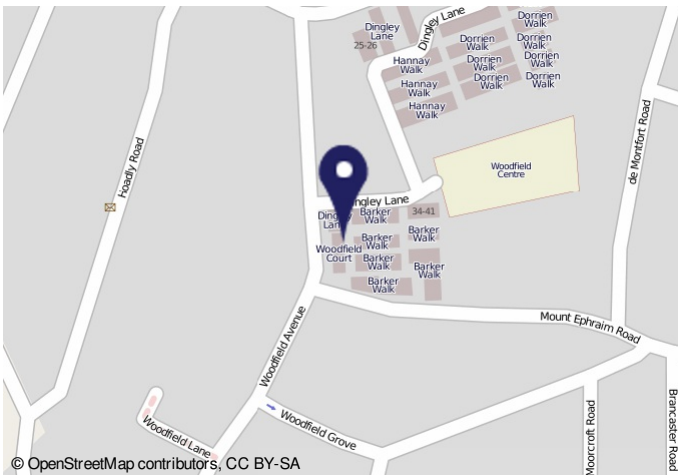
A three double bedroom flat located on a popular but quiet road only a short walk from the high street shops, bars and restaurants. As well as many bus routes on the high road, Streatham Hill Station provides direct route to Clapham junction and Victoria. The property is offered chain free.

# Woodfield Court

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



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. (ID801255)



© OpenStreetMap contributors, CC BY-SA

Energy performance certificate (EPC) - Final energy certificate - 500124

Energy performance certificate (EPC)		Energy rating	Valid until
Final J Woodfield Court	Final energy	<b>D</b>	31 March 2028
Property address	Property type	Ground-floor flat	Certificate number: 5001-124-6307-1762
9710 176	Total floor area	79 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 the conditions on the exemptions and exemptions from them](#) on [www.gov.uk/government/guidance/energy-ratings-for-rented-properties](#).

**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](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
49-54	E		
45-48	F		
1-44	G		

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.