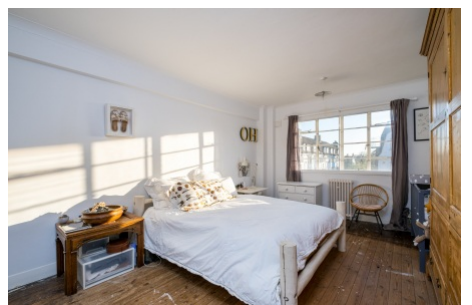


Corner Fielde, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£375,000

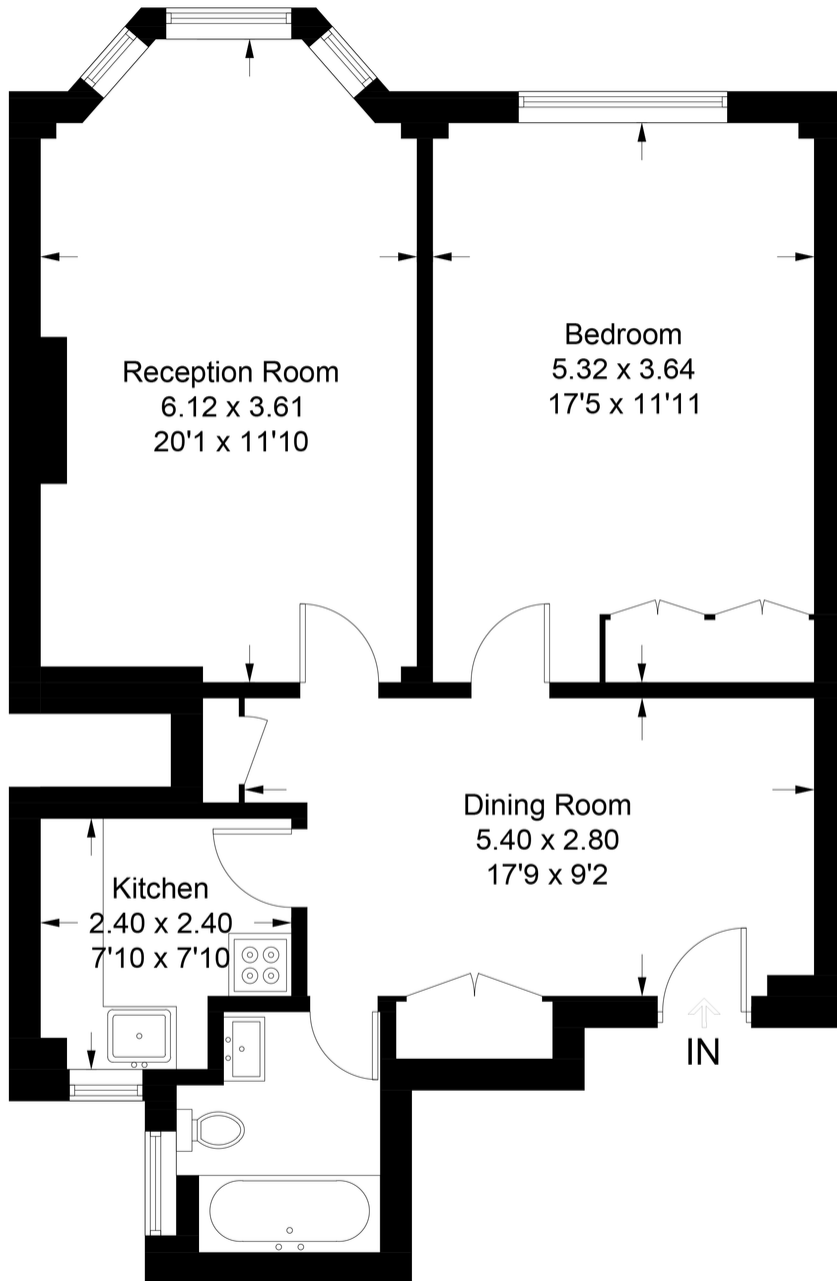
- Huge one bedroom, two reception flat
- Beautiful condition



A magnificent and exceptionally large one bedroom, two reception room flat in a stylish art deco block on Streatham Hill with communal garden. The property is bigger than many two bedroom flats and has a fabulous entrance hall come dining room with built in cupboards. If you are looking for an additional work space or the flexibility of a non-permanent second bedroom this is ideal. The accommodation is beautifully presented, spacious and flooded with light. Located at the top end of Streatham Hill where there are a selection of bus routes to take you into Brixton (Victoria Line) and the city and Streatham Hill station is just a short walk away with shops, bars and restaurants as well.

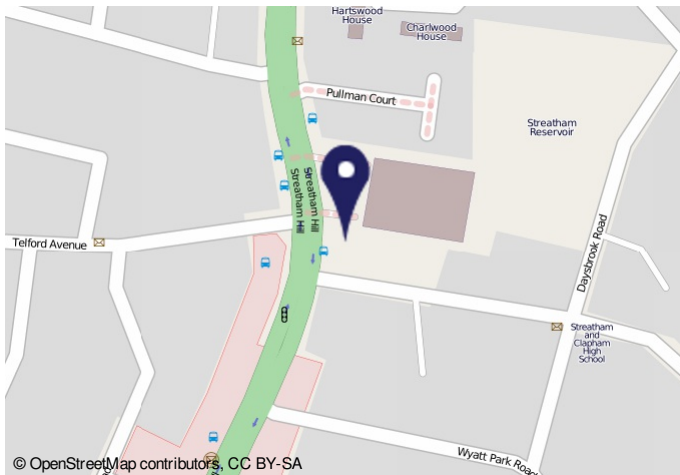
Corner Fielde

Approximate Gross Internal Area = 67.7 sq m / 729 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. (ID815414)



11/10/21, 11:28 AM Energy performance certificate (EPC) - Print energy certificate - 020/0/06

Energy performance certificate (EPC)	
144, Corner Fielde Streatham Hill London SW14 2TH	Valid until: 18 December 2025 Certificate number: W93-08647-1232-4513-2814
Property type	Mid-floor flat
Total floor area	69 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 conditions and exemptions that apply to all buildings and rented properties](https://www.gov.uk/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	49.4	55.4
45-54	E		
35-44	F		
1-34	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.

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.