

Woodbourne Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £500,000

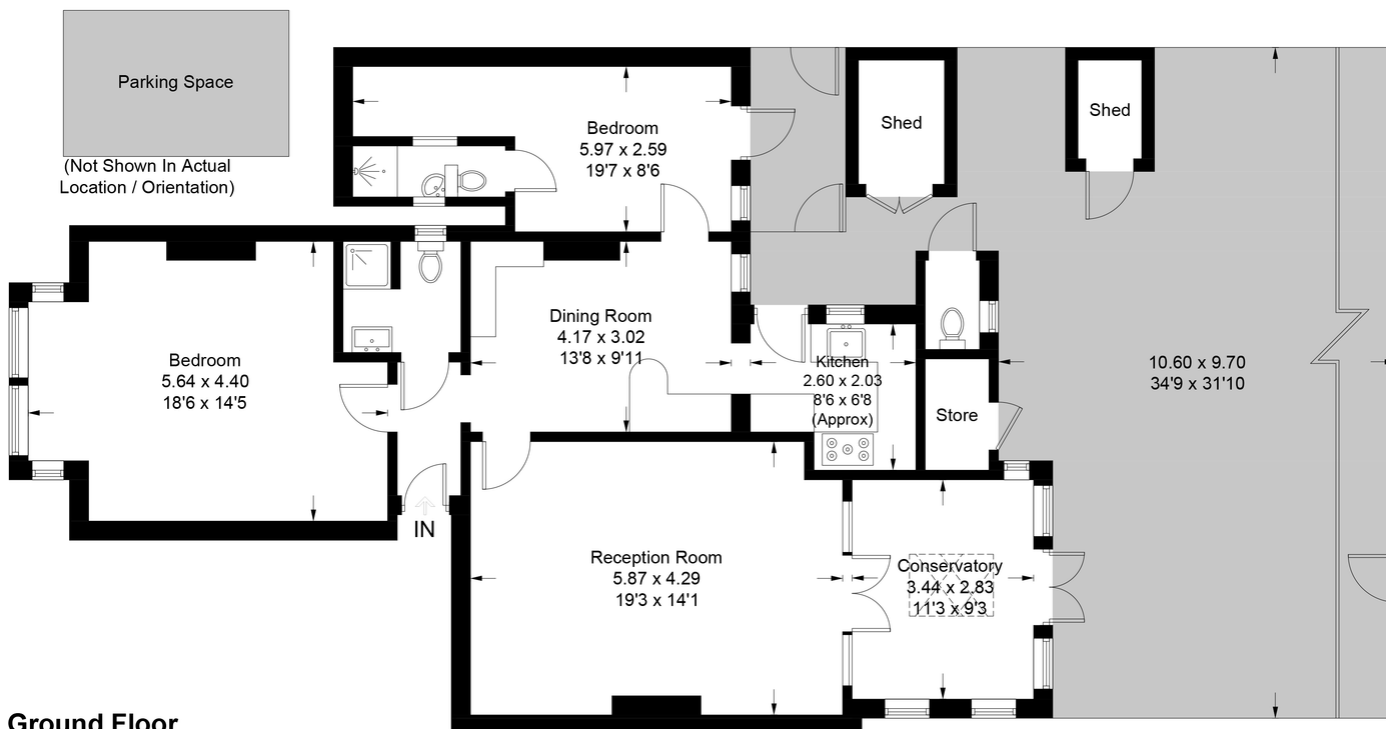
- Development potential to a one and two bedroom garden flat
- Draft plans available with freeholders consent but P.P not applied for



A wonderful period conversion with amazing reception room, conservatory and large private garden being sold with no onward chain. The property comes with off-street parking, two large bedrooms, two bathrooms, separate kitchen and dining room as well. The property would benefit from updating but offers excellent potential. Woodbourne Avenue connects Tooting Common to Streatham High Rd benefitting from wide open common space at one end and shops, bars and restaurants at the other.

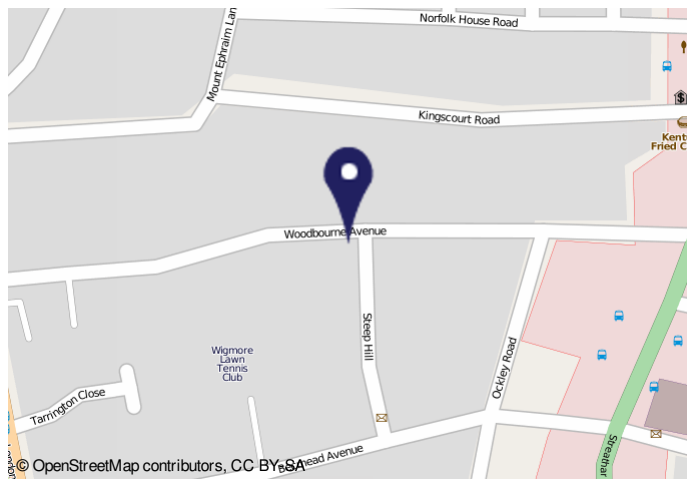
Woodbourne Avenue

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft
(Excluding Shed)



Ground 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. (ID819376)



20122021_1745 Energy performance certificate (EPC) - Final energy certificate - 000148

| Energy performance certificate (EPC) | |
|--------------------------------------|---|
| Ground Floor Flat | 18 December 2021 |
| Energy rating: D | Certificate number: 891-8910-012-200-0201 |
| Property type: Ground-floor flat | |
| Total floor area: 96 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 additional information on the exemptions and exemptions rules https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446666/epc-exemptions.pdf

Energy efficiency rating for this property

The 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 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.