

Eardley Road, Streatham SW16

Tenure: Leasehold Borough: Wandsworth

£270,000

- Smart one bed flat
- Close to Streatham Common station



A well presented one bedroom flat above a shop which has a choice of Streatham Common and Streatham Station nearby to give commuter access into the city. The flat is on the second floor with no one above. The kitchen and bathroom are well appointed and there is a good amount of natural light from large windows.


Eardley Road

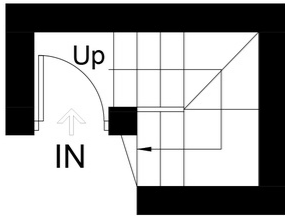
Approximate Gross Internal Area = 34.6 sq m / 372 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 8.7 sq m / 94 sq ft

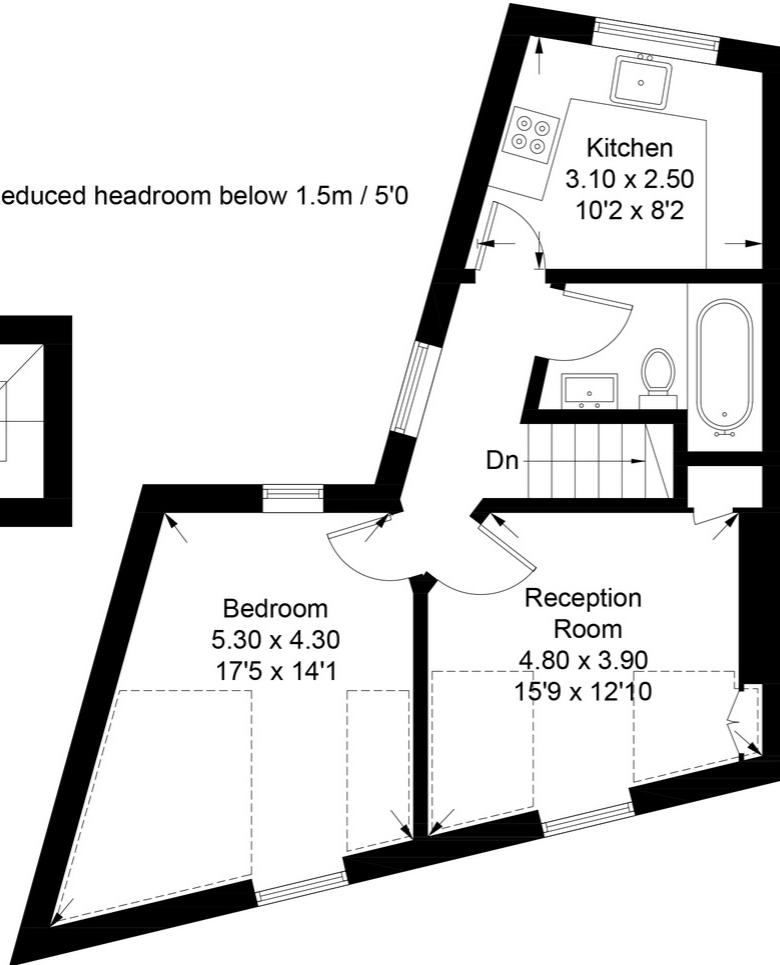
Total = 43.3 sq m / 466 sq ft



 = Reduced headroom below 1.5m / 5'0

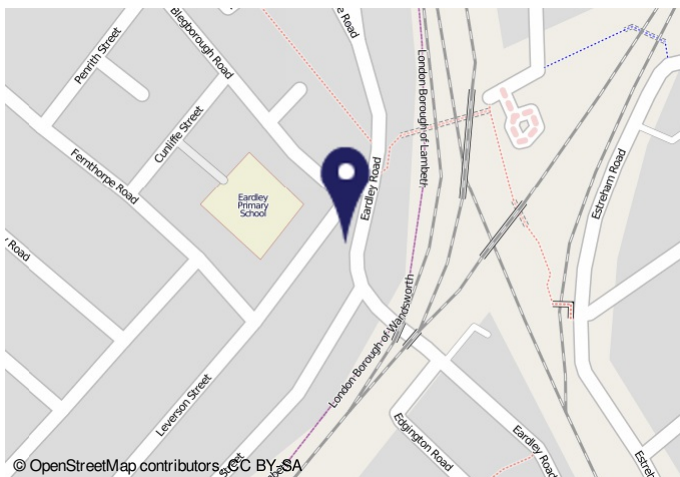


First Floor



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. (ID820217)



131921, 13.0.2018 Energy performance certificate (EPC) - Private energy certificate - 000104

Energy performance certificate (EPC)	
FULL SECOND FLOOR 10 ROOMS / 41 SQM 131921	Issue date: 3 October 2018 Certificate number: 828-3483-1284-7196-1228
Property type	Top-floor flat
Total floor area	41 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 http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/346636/energy_efficiency_ratings_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](#)

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