

## Gracefield Gardens, Streatham Hill SW16

Borough: Lambeth

**£2,250 pcm**

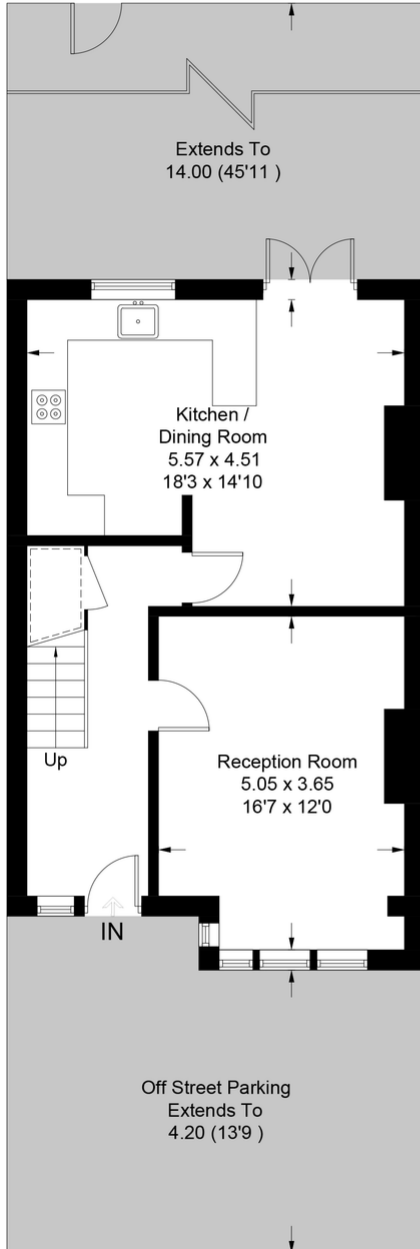
- Three bedroom house
- Large kitchen-dining room



This delightful mid-terrace house comprises; a spacious and brand new kitchen / dining room, with built in appliances opening onto a well maintained South facing private garden, separate living room with fireplace and bay window, tiled bathroom with separate shower, three bedrooms, two of which have built-in wardrobes and off-street parking. Gracefield Gardens is a popular residential road that is located just off Streatham High Road where a range of shops, bars and restaurants can be found. Streatham and Streatham Hill stations are within close proximity. Available from the 28th May, unfurnished. Suitable for a family, couple or maximum of two occupants sharing.

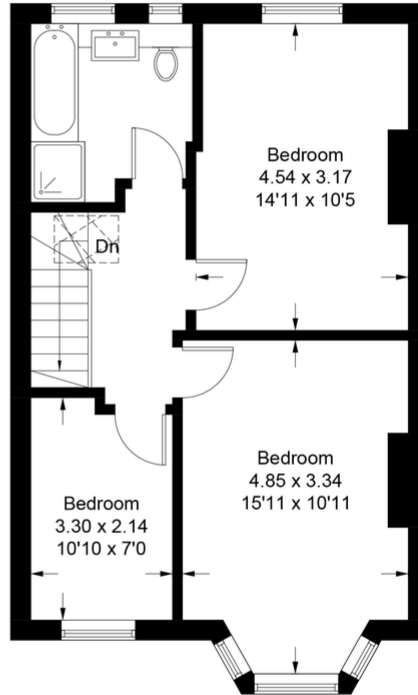
# Gracefield Gardens

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 1.2 sq m / 13 sq ft  
 Total = 103.0 sq m / 1109 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First 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. (ID822574)



Energy performance certificate (EPC) - Final an energy certificate - (2021)UK

15942022\_09\_20

18 Gracefield Gardens LONDON SW19 2TJ	Energy rating <b>C</b>	Valid until 21 November 2027
Property type Mid-terrace house	Current rental	Valid since issue 21/09/2021

Total floor area  
95 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 guidance for landlords at the end of the certificate and on the website <https://www.gov.uk/guidance/energy-performance-certificate-for-rental-properties>

Energy efficiency rating for this property  
This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

How this energy certificate was generated: <https://www.gov.uk/guidance/energy-performance-certificate-for-rental-properties>

**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.