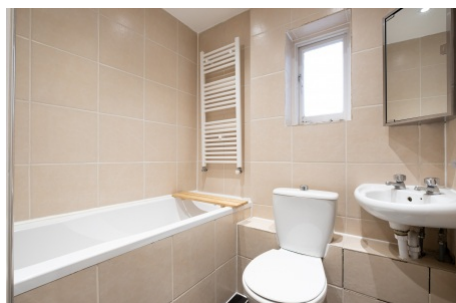


Shrubbery Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £350,000

- Two bedroom flat
- Spacious accommodation



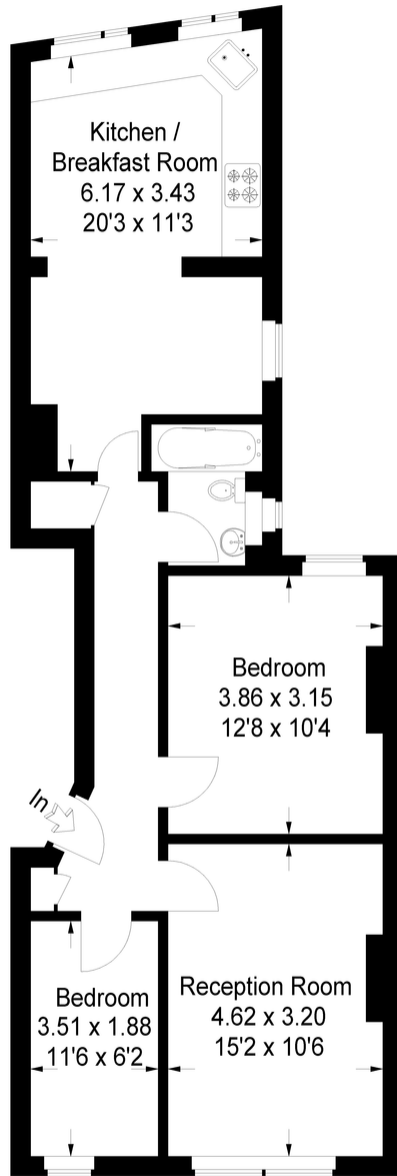
A spacious two bedroom first floor flat with a particularly large kitchen dining room and sunny south-facing reception room. The accommodation has great charm and character with original fireplace and tiled surround and is located just off the high road. There are shops, bars and restaurants as well as bus routes at the top of the road and both Streatham and Streatham Hill stations are within walking distance.

Tenure: Leasehold

Lease length: 110 years

Shrubbery Road

Approximate Gross Internal Area
68 sq m / 732 sq ft

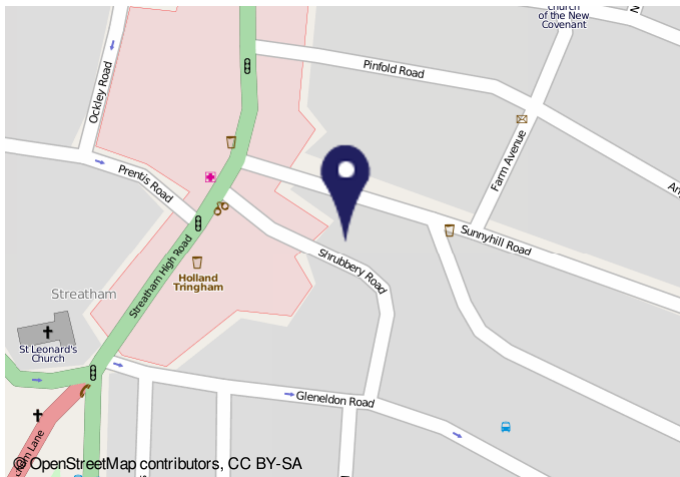


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID107135)



Energy performance certificate (EPC) - Find an energy certificate - GO.UK

16/03/2021, 13:35

Energy performance certificate (EPC)

218 SHRUBBERY ROAD LONDON SW19 3JG	Energy rating C
Valid until: 15 March 2025	Certificate number 8326-2346-7079-2025-5411

Property type: Mid-floor flat
Total floor area: 71 square metres

Is it possible to let this property?
Yes, it can be rented if it has an energy rating from A to E.

Is the property's current energy rating in C, it has the potential to be B.
[A how to improve this property's energy performance.](#)

https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/8326-2346-7079-2025-5411

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.