

Shrubbery Road, Streatham SW16

Borough: Lambeth

£1,450 pcm

- One bedroom flat
- Open plan kitchen/ living room

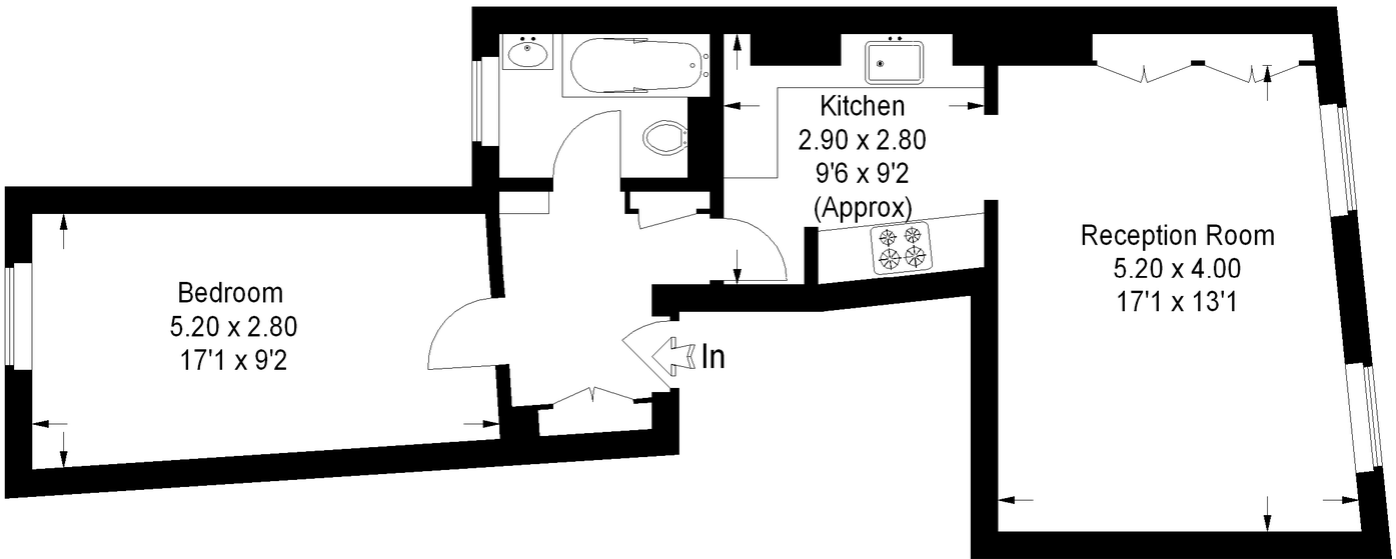


A spacious one bedroom flat on Shrubbery Road. The property is located on the first floor and comprises; spacious living room leading onto a modern fitted kitchen, double bedroom with fitted storage and modern bathroom. In addition, the flat has been redecorated throughout and offers ample storage. Shrubbery Road is located in the heart on Streatham moments away from Streatham High Road and transport links. Available from the beginning of May.

Rent (£1,450pcm), 5 week security Deposit (£1,670.00), 12 month minimum tenancy. Council tax band C, Lambeth.

Shrubbery Road

Approximate Gross Internal Area
53.3 sq m / 574 sq ft

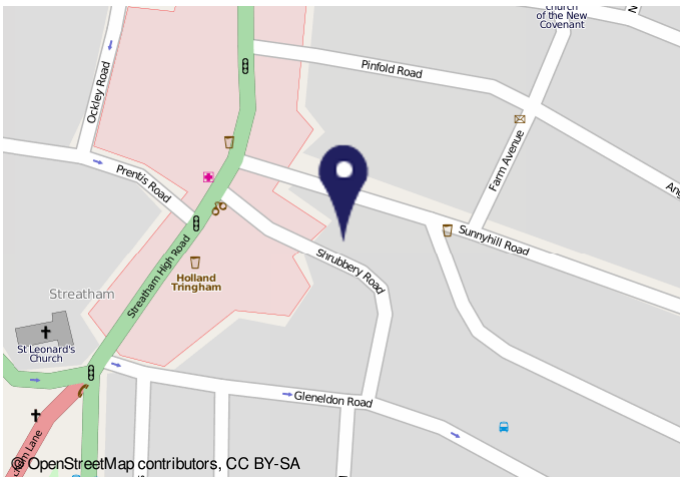


First Floor

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. (ID312222)



Energy performance certificate (EPC) - Final energy certificate - 2023/24

114, JOHN BERRY ROAD, STREATHAM, NORFOLK	Energy rating	D	Valid until	3 August 2031
Property type	Mid-floor flat			
Total floor area	58 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 exemptions on the landlord and tenant's code from the gov.uk website](#) or [ask your solicitor or estate agent for more information](#).

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](#)

The graph shows this 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.