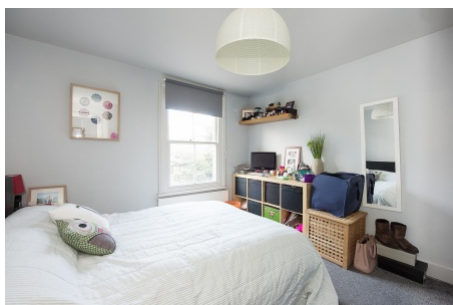


## Leigham Vale, Streatham Hill SW16

Borough: Lambeth

**£1,750 pcm**

- Two bedroom apartment
- First floor period conversion

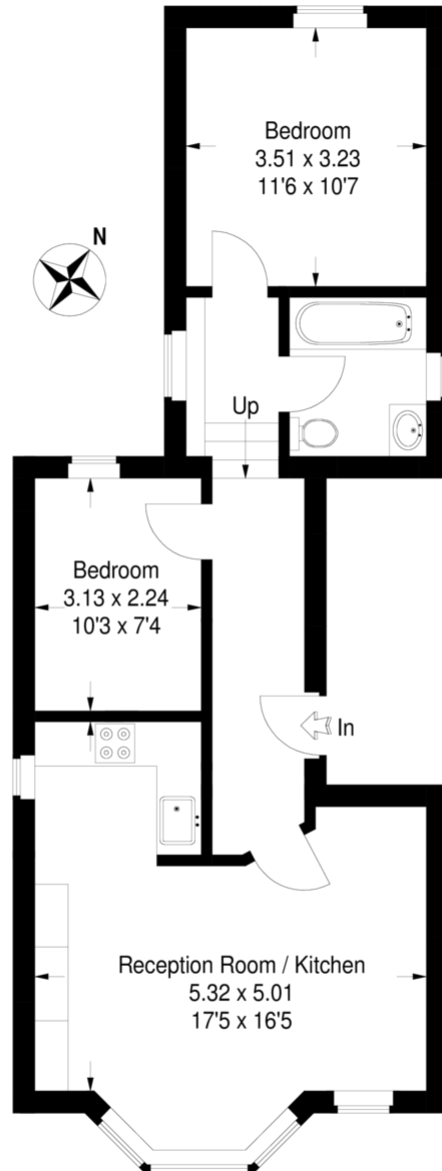


An extremely attractive two bedroom conversion property within close proximity of both Tulse Hill and Streatham Hill stations. The property has a wonderfully large reception room that spans the entire width of the building and has a feature bay window. The kitchen, originally a separate room, has been opened up to give an additional feeling of space and light. The bathroom is finished in contemporary style and the flat is generally very well presented throughout. This property is available furnished, from end of July.

Rent (£1,750pcm), 5 week security Deposit (£2,015.00), 12 month tenancy. Council tax band C, Lambeth.

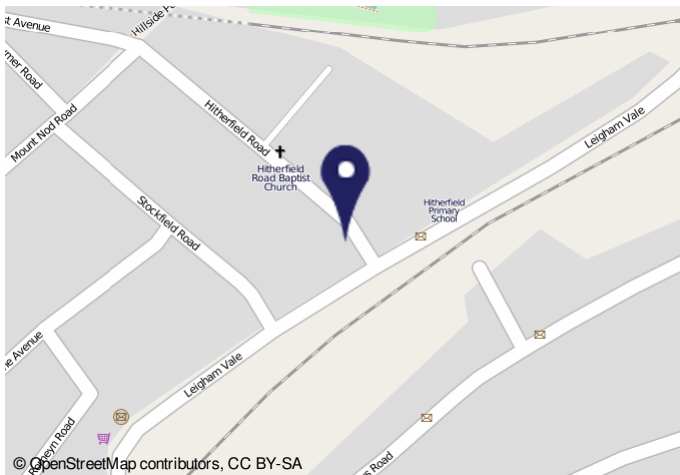
# Leigham Vale

Approximate Gross Internal Area  
57.8 sq m / 622 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. (ID151624)



11010212\_1611 Energy performance certificate (EPC) - Floor energy certificate - 000104

| Energy performance certificate (EPC) |  |
|--------------------------------------|--|
| Valid until: 16 July 2023            | Current rating: <b>C</b>                     |
| Valid from: 17 July 2022             | Certificate number: 4899-2081-6868-2103-2021 |
| Property type: Mid-floor flat        |  |
| Total floor area: 55 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/610026/exemptions-and-exemptions-rules.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/610026/exemptions-and-exemptions-rules.pdf)).

**Energy efficiency rating for this property**

The property's current energy rating is C. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 100   | A             |         |           |
| 92-95 | B             |         |           |
| 82-85 | C             | 68      | 75        |
| 69-71 | D             |         |           |
| 55-58 | E             |         |           |
| 45-48 | F             |         |           |
| 35-38 | G             |         |           |

<https://www.energy-certificates.gov.uk/energy-certificates/11010212-1611-6868-2103-2021>

**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.