

Ellison Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£525,000

- Four bedroom, two bathroom flat
- Wonderful Victorian split-level conversion



This wonderful Victorian split-level upper-flat is arranged over three floors and is just moments from the excellent Streatham Common mainline station. The accommodation is flexible and either offers four bedrooms with large open-plan kitchen/reception or one of the bedrooms could be used as a separate lounge, giving you a stunning kitchen-dining room. There are also two bathrooms and a private garden and the property is beautifully presented throughout.

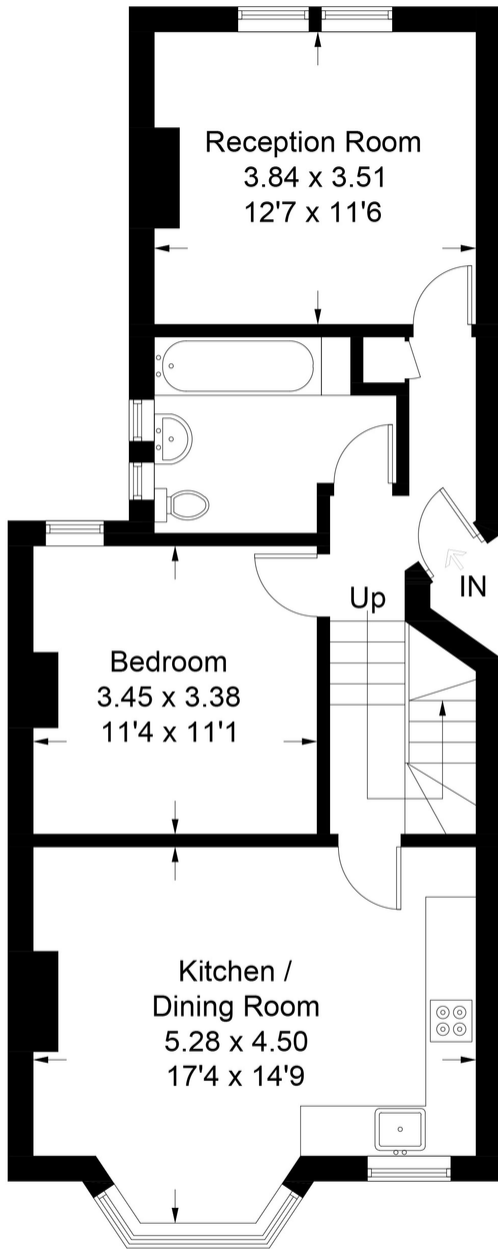
Tenure: Share of Freehold.

Lease length: 114 years remaining.

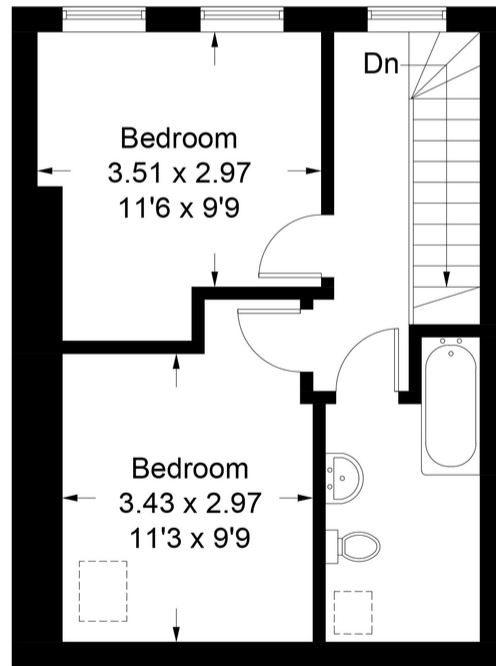
Ellison Road



Approximate Gross Internal Area Total = 101.6 sq m / 1094 sq ft



First Floor
Sq ft 678



Second Floor
Sq ft 416

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID413486)



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1000202_1030 Energy performance certificate (EPC) - Floor area energy certificate - 1000/08

Energy performance certificate (EPC)	
Part 1: The property 10 Ellison Road L19 4JY	Valid until: 18 December 2023 Certificate number: 888-8122-888-8118-2882
Property type	Top-floor flat
Total floor area	72 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 from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626626/exemptions.pdf

Energy efficiency rating for this property

The property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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

<https://www.energy-certificates.gov.uk/energy-certificates/888-8122-888-8118-2882>

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.