

Mount Ephraim Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£450,000

- Three double bedrooms
- Over 1150sq ft of living space (approx)



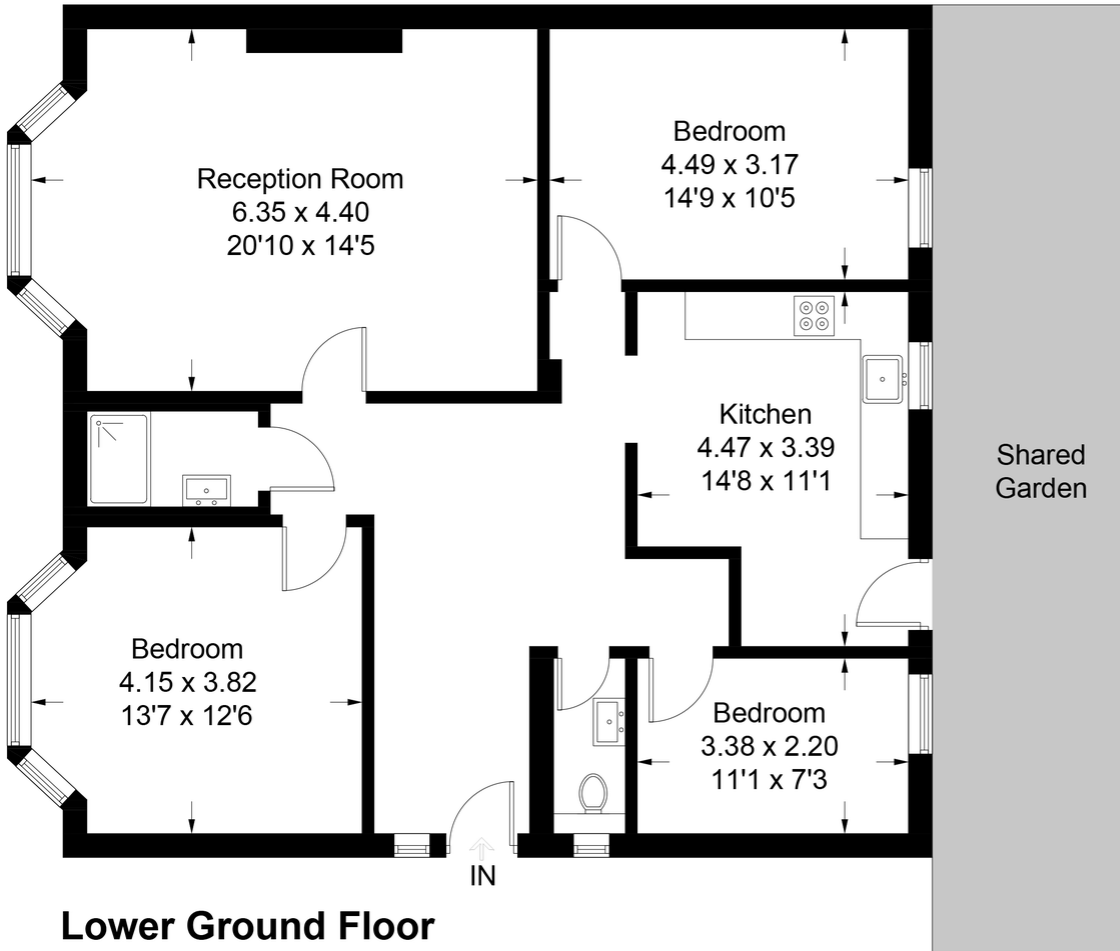
A particularly spacious and well-presented three bedroom flat in an extremely sought after road between Streatham Hill and Tooting Bec Common. The property is in good order and comprises a large reception room, three bedrooms, a shower room, separate WC and a large bright kitchen with doors leading to a lovely communal garden. This is a very popular road being an attractive tree lined residential road located close to Streatham Hill station and the shops bars and restaurants on the high road. No chain.

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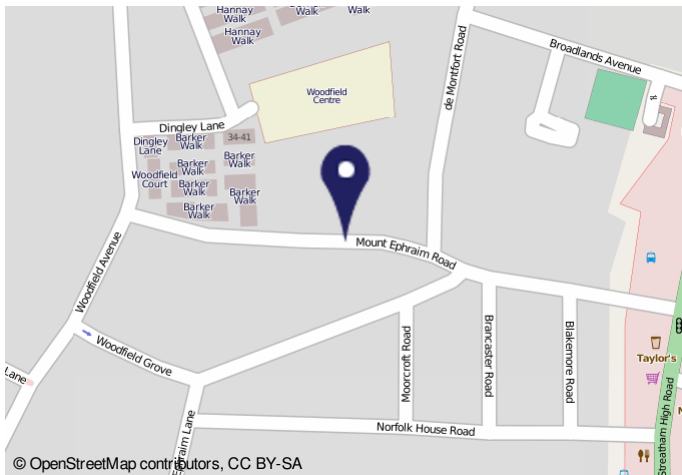
Lease length: TBC. Looking into renewing to 99 years.

Mount Ephraim Road

Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft



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. (ID607040)



01110222_0403 Energy performance certificate (EPC) - Final energy certificate - 000048

Energy performance certificate (EPC)	
Lower Ground Floor 12 Broadlands Avenue S19 2JG	Valid until: 28 January 2029 Certificate number: 0111_0489_1049_0004_0011
Property type: Ground-floor flat	
Total floor area: 104 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/consultations/energy-efficiency-standards-for-landlords](#))

Energy efficiency rating for this property

The property's current energy rating is D. 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	55	68
49-54	E		
35-48	F		
1-34	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.

14

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.