

Woodbourne Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £350,000

- Two double bedrooms
- Lots of character and style



A charming two bedroom top floor flat on a popular residential road with Streatham High Road at one end and Tooting Bec Common at the other. The property has an open plan kitchen and living room with a feature raw brick wall and has the advantage of access to eaves and loft storage areas. The flat is in good condition and benefits from lots of natural light. There is off street parking to the front and a communal south facing garden to the rear. The nearest stations are Streatham Hill and Streatham mainline station giving direct access to London Bridge, Victoria, Clapham Junction, Blackfriars and Farringdon. Streatham High Road has many bars and restaurants as well as shops and supermarkets for convenience.

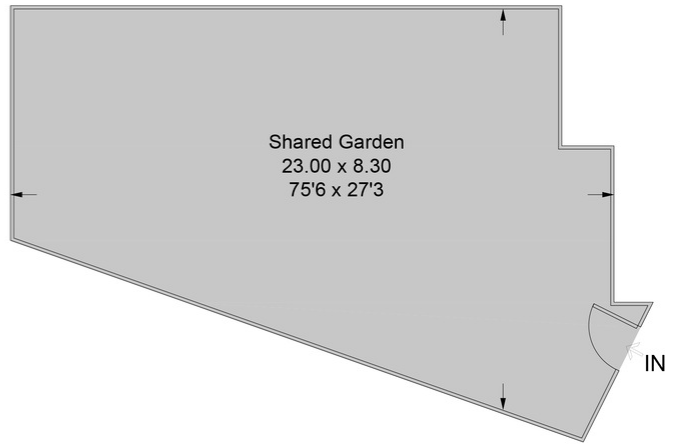
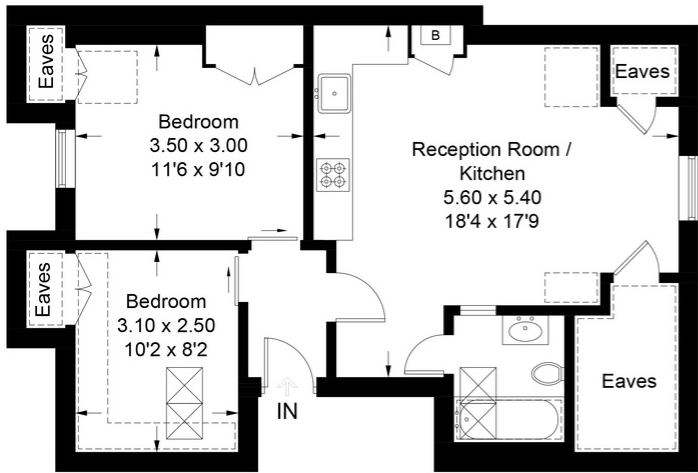
Tenure: Leasehold

Woodbourne avenue

Approximate Gross Internal Area (Excluding Eaves) = 44.1 sq m / 475 sq ft
 Reduced Headroom = 6.2 sq m / 67 sq ft
 Total = 50.3 sq m / 542 sq ft

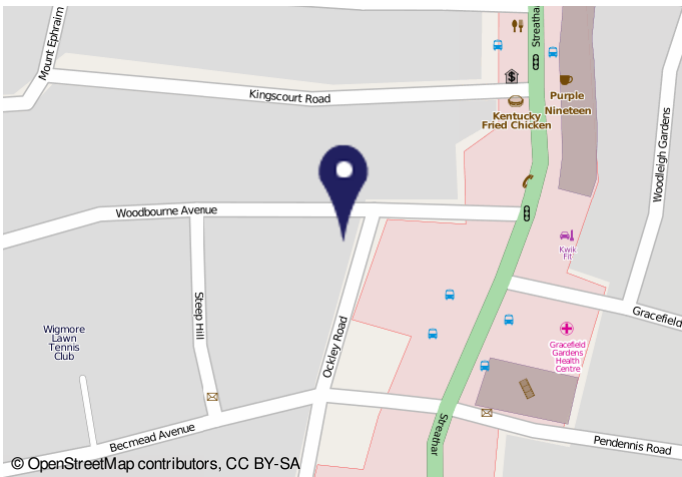


= Reduced headroom below 1.5m / 5'0"



Second Floor

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. (ID414612)



Energy performance certificate (EPC) - Full air energy certificate - GOV.UK

| | | |
|---|--------------------------------------|------------------------------|
| Part 1 Full air energy certificate 15/03/2024 | Energy rating C | Valid until 30 March 2033 |
| Certificate number: 602-1018-6227-8527-1388 | | |
| Property type Top-floor flat | Total floor area 47 square metres | |

Rules on letting this property

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

Energy efficiency rating for this property

This 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 this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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.