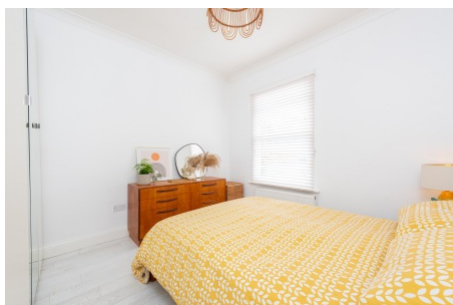


## Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£325,000**

- Spacious one bedroom flat
- Walking distance to Streatham and Streatham Hill Stations



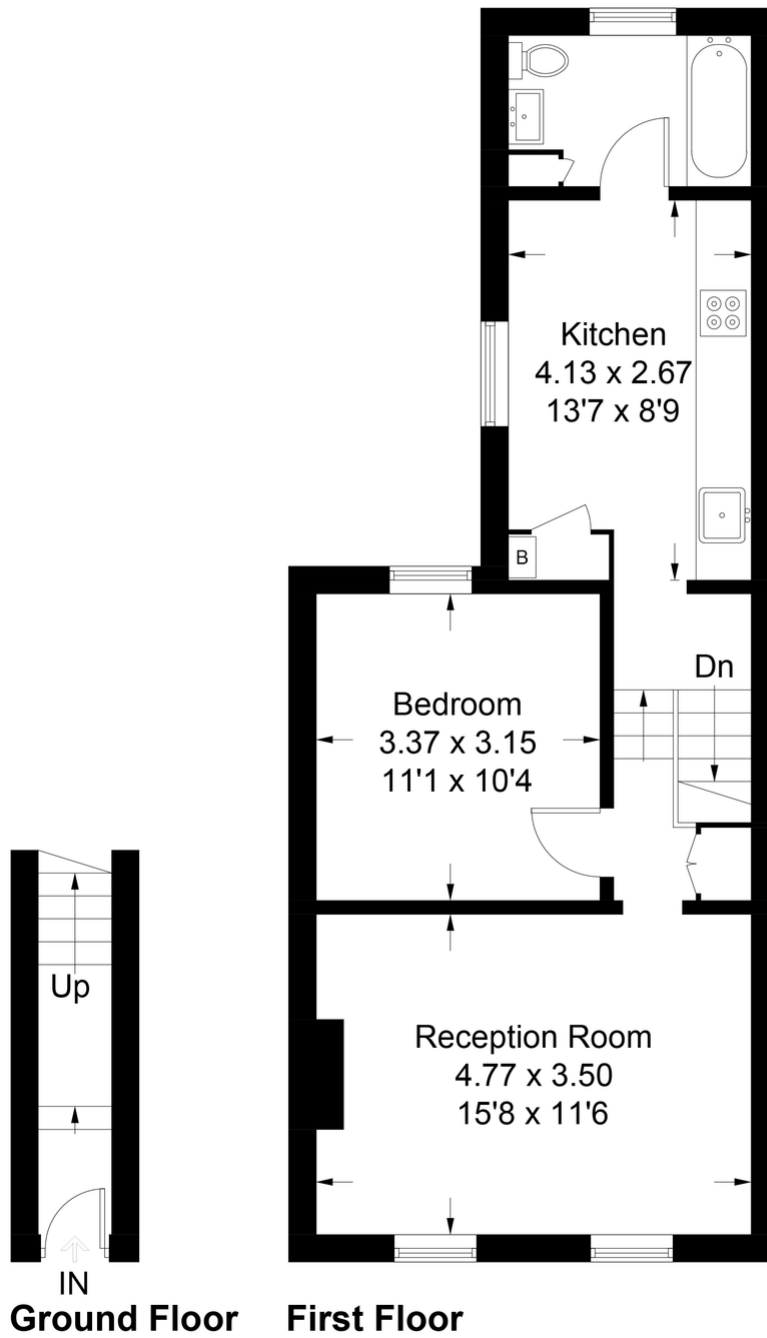
A smart, well laid out one bedroom top/first floor flat of a converted period house. The rooms are spacious and light with modern kitchen and shower room and in good decorative order. There are many amenities nearby such as the open parkland of Streatham Common and the Rookery, large supermarkets and a host of shops, bars and restaurants on the high road. Streatham and Streatham Hill stations are within walking distance, plus many bus routes on the high road give access to the city.

Tenure: Leasehold

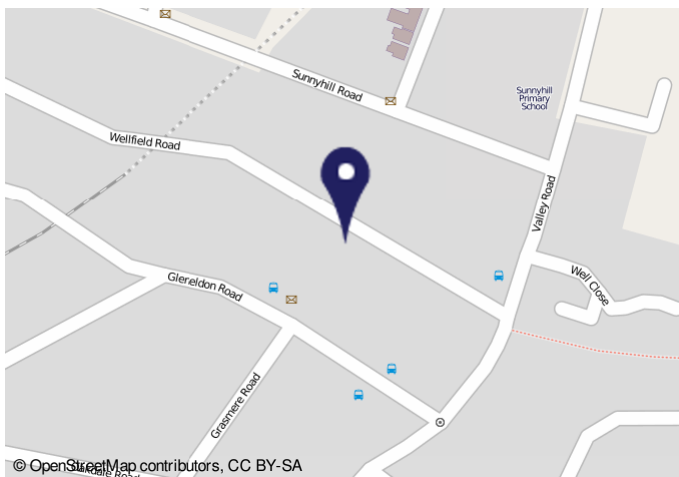
Lease length: 123 years

# Wellfield Road

Approximate Gross Internal Area = 49.4 sq m / 532 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. (ID747638)



## Energy performance certificate (EPC)

140 WELLFIELD ROAD LONDON SE18 2BU	Energy rating <b>C</b>
Valid until 1 April 2031	Certificate number 2507-1012-0711-6175-2190
<b>Property type</b> Top-floor flat	
<b>Total floor area</b> 49 square metres	
<b>Rules on letting this property</b> 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 <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="#">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/610000</a> )	
<b>Energy efficiency rating for this property</b> This property's current energy rating is C. It has the potential to be C. <a href="#">See how to improve this property's energy performance.</a>	

**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.