

## Conyers Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £285,000**

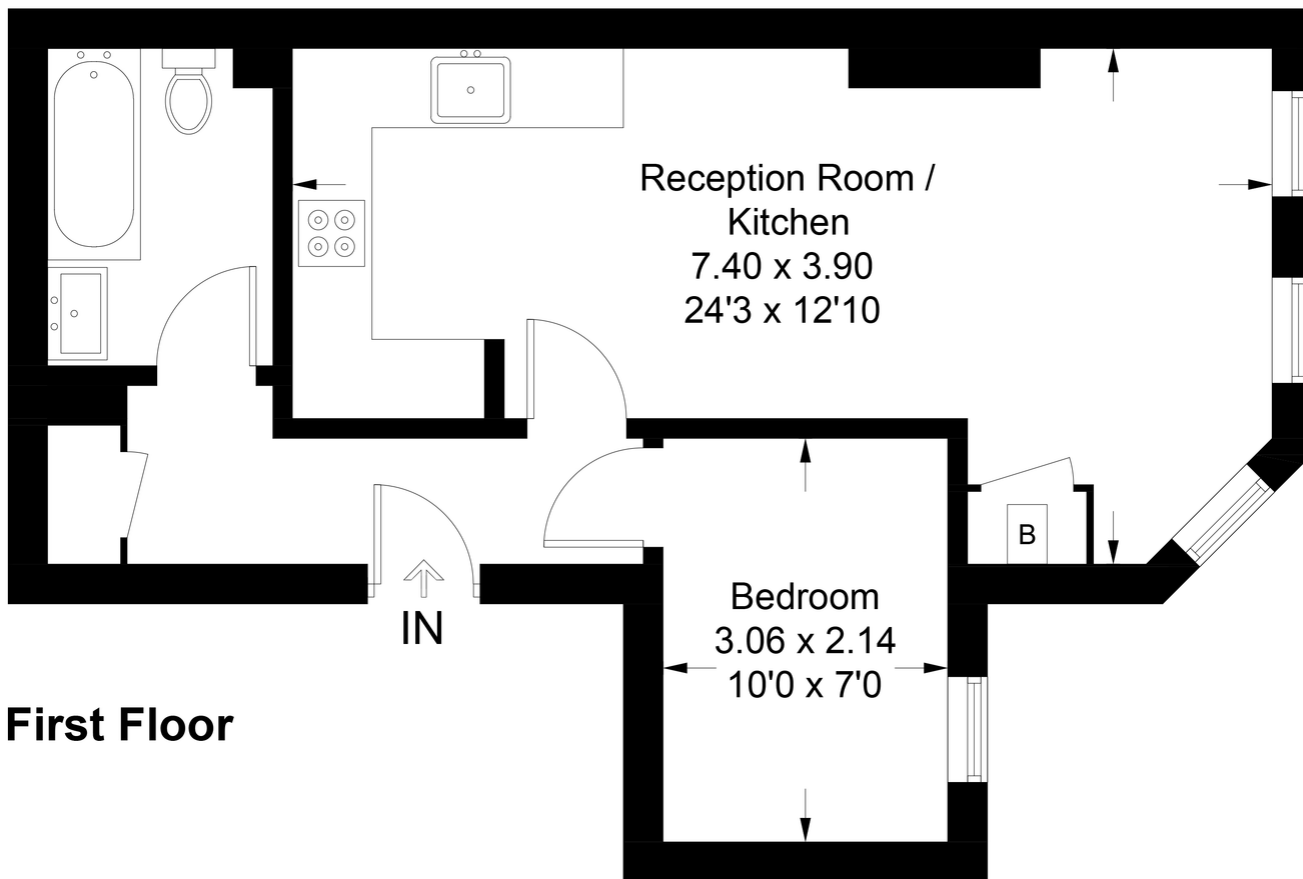
- Close to Streatham and Streatham Hill stations
- No chain



This attractive one bedroom apartment is being sold with no chain. It forms part of a lovely period property and is presented in excellent order with modern bathroom and kitchen. Conyers Road is in close proximity to Streatham and Streatham Common stations, the wide open spaces of Tooting Bec Common and has great access to the shops, bars and restaurants of Streatham High Road

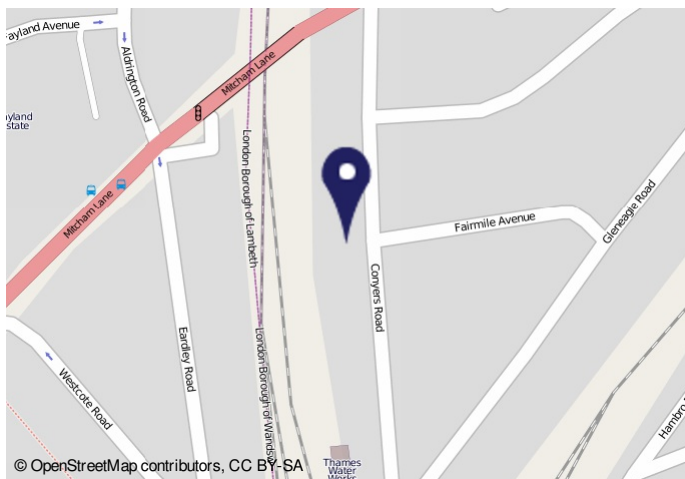
# Conyer's Road

Approximate Gross Internal Area = 40.3 sq m / 434 sq ft



## First 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. (ID768994)



Energy performance certificate (EPC) - Find an energy certificate: GO.UK

### Energy performance certificate (EPC)

FLAT 2 41 CONYER'S ROAD LONDON SW16 1JL	Energy rating <b>D</b>
Valid until 8 October 2028	Certificate number 9830-3420-9400-0416-0002

**Property type**  
Mid-floor flat

**Total floor area**  
51 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 guidance for landlords on the conditions and exemptions that apply. [View the full guidance for landlords on energy performance certificates.](#)

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy performance.](#)

View this energy certificate digital certificate on gov.uk using certificate ID: 9830-3420-9400-0416-0002

**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.