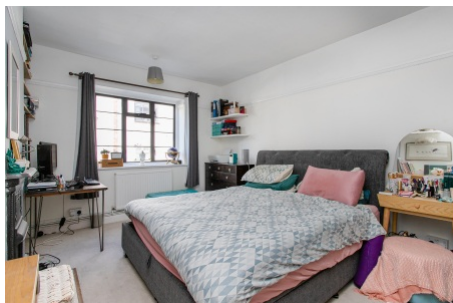


## Ridley Court, Streatham Common SW16

Tenure: Leasehold Borough: Lambeth

**£400,000**

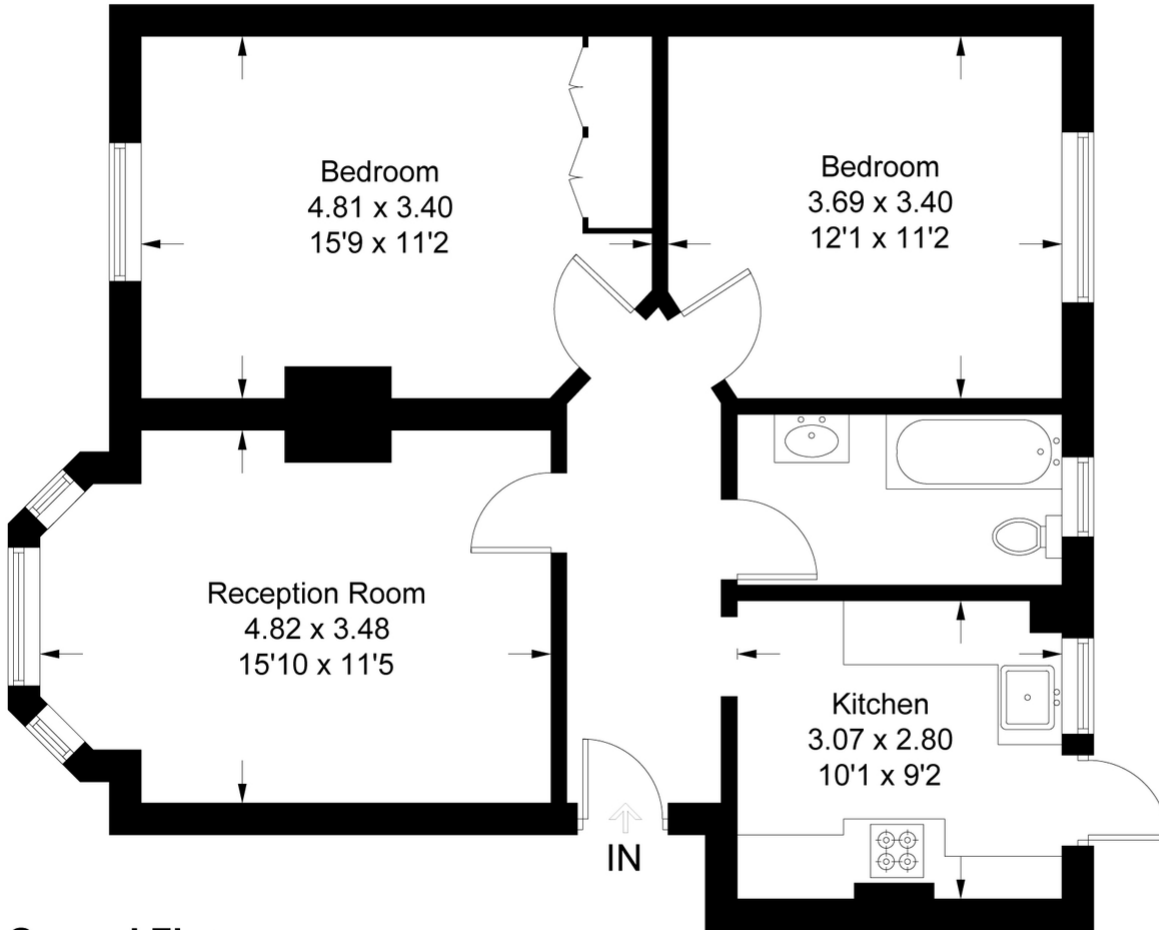
- Two bedrooms
- Spacious flat



A lovely and very spacious two bedroom flat on this popular street, ideally positioned between Streatham Common, Streatham Station and Streatham Common Station. The flat is well presented with lovely original parquet floors. There is also modern kitchen and bathroom and lovely large reception room. Close by are two large supermarkets, good schools, well regarded gastro pubs and the common with landscaped gardens of the Rookery and long walks around Norwood grove.

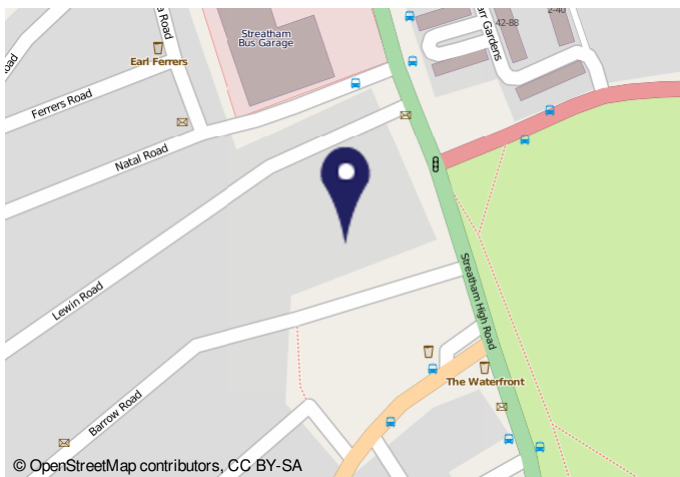
# Ridley Court

Approximate Gross Internal Area  
67.4 sq m / 725 sq ft



## Ground 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. (ID373134)



50012, 10.9.08 Energy performance certificate (EPC) - Final energy certificate - 000108

Energy performance certificate (EPC)		Valid until	18 February 2023
Property address	Ridley Court, Streatham, PO12 2JH	Certificate number	488-1617-1062-001-0014
Property type	Ground-floor flat		
Total floor area	64 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 [more information on the conditions and exemptions that apply to air-conditioning systems and other energy-related equipment.](#)

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
100-109	A		
81-100	B		
62-80	C		
43-61	D	43	61
25-42	E		
10-24	F		
1-9	G		

The graph shows this 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.

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

https://www.energy-certificates.gov.uk/energy-certificates/488-1617-1062-001-0014

**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.