

Knollys Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

- Fabulous roof terrace
- Top floor one bedroom flat



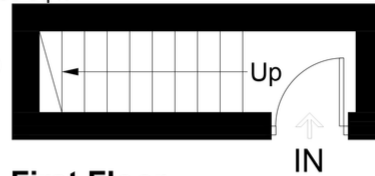
A very desirable one bedroom flat on the second/top floor of a period building. The best feature is a large roof terrace to provide highly sought outdoor entertaining space. The open plan kitchen reception room is a good size with a wonderful roof top view towards the city centre. West Norwood, Tulse Hill and Streatham Hill are all with easy reach and have mainline stations and shops bars and restaurants to provide a choice of amenities.

Knollys Road

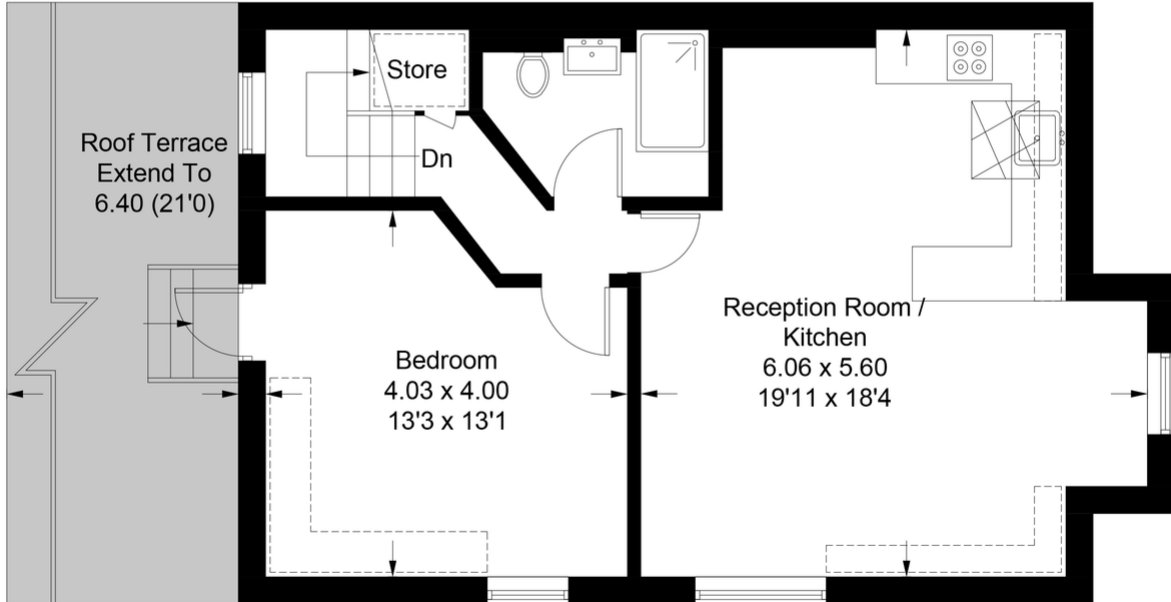
Approximate Gross Internal Area = 53.5 sq m / 576 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 5.3 sq m / 57 sq ft
 Total = 58.8 sq m / 633 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



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. (ID800924)



Energy performance certificate (EPC)		
Field ID: 244 Knollys Road, LONDON, SE19 1JH	Energy rating: D	Valid until: 31 September 2021 Certificate number: 233-3466-281-6719-9296
Property type	Top-floor flat	
Total floor area	58 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 regulations and exemptions. https://www.gov.uk/guidance/landlords-creating-certificates-to-improve-energy-efficiency-standards-for-lettings		
Energy efficiency rating for this property		
This property's current energy rating is D. It has the potential to be D.		
See how to improve this property's energy efficiency.		
Score: Energy rating	Current	Potential
101-105 106-110 111-115 116-120 121-135 136-145 146-155	D	D
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		

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.