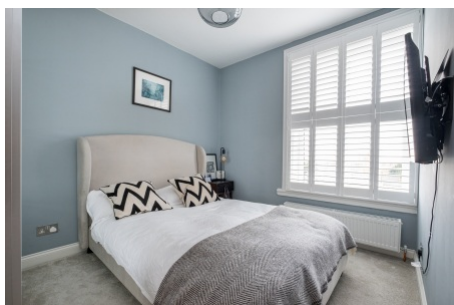


## Mount Ephraim Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**Offers in excess of £400,000**

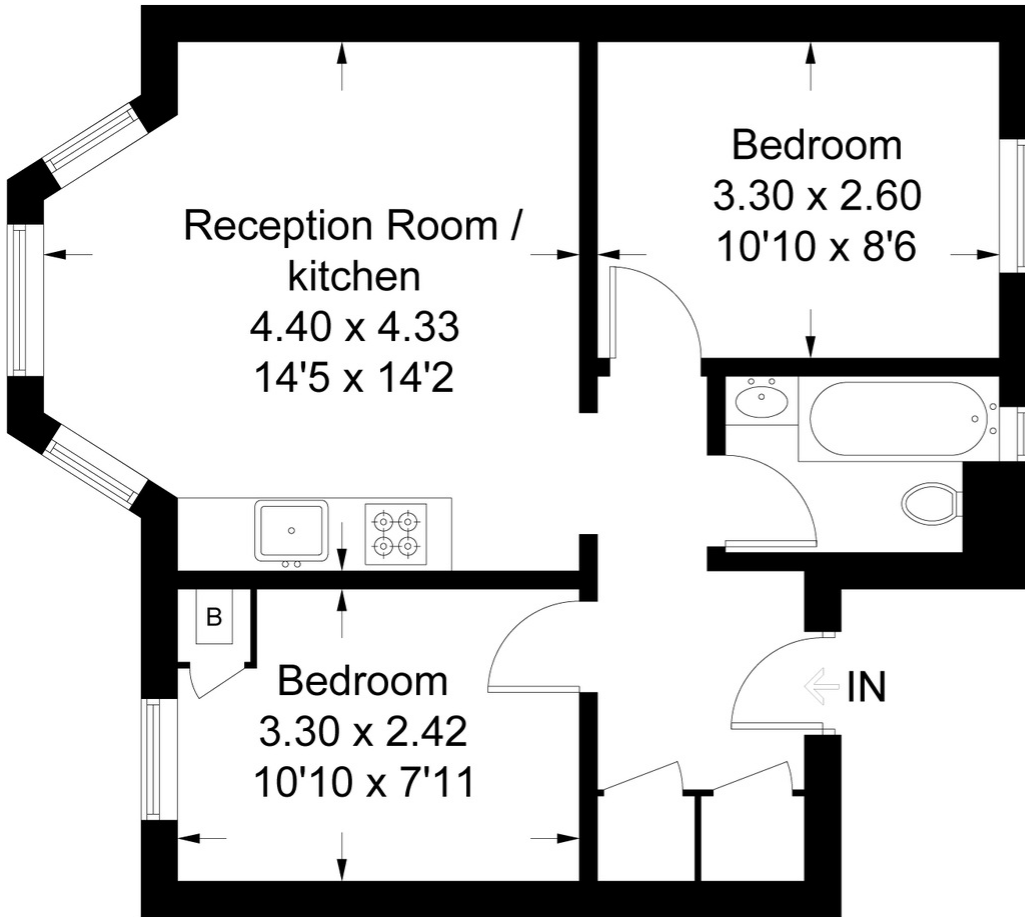
- Excellent finish
- Communal garden



A lovely two bedroom flat with a communal garden and off street parking. The flat has been tastefully decorated throughout and offers a large, bright, open plan space for kitchen, dining and living. The two bedrooms are on opposing sides of the property making this flat ideal for sharers. The property has a private section of the loft demised, ideal for storage. Further storage can be found within the communal parts. Mount Ephraim Road is one of the most sought after roads in the area, with Tooting Bec Common and Streatham Hill Station only a short walk away.

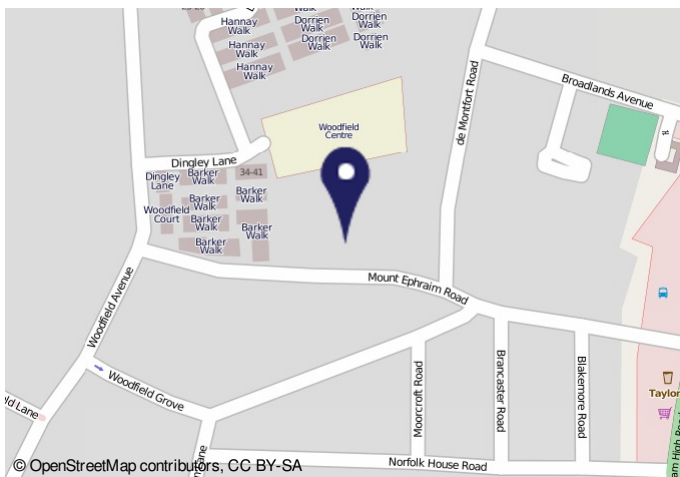
# Mount Ephraim Road

Approximate Gross Internal Area = 45.1 sq m / 485 sq ft



## 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. (ID318042)



11201 - 1.0 PM Energy performance certificate (EPC) - Final energy certificate - 02/04/20

Energy performance certificate (EPC)		Issue date	14 March 2020
Part 1 Energy Rating (EPC)	Energy Rating	Current energy rating	45.1 sq m
Part 2 Energy Rating (EPC)	Energy Rating	Potential energy rating	45.1 sq m
Property type	Top-floor flat	Current energy rating	45.1 sq m
Total floor area	45 square metres	Potential energy rating	45.1 sq m

**Rules on letting this property**

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

If the property is rented F or G, it cannot be let, unless an exemption has been registered. You can read more about the conditions on the exemptions and exemptions from [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/426262/exemptions.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426262/exemptions.pdf)

**Energy efficiency rating for this property**

The property's current energy rating is E. It has the potential to be D.

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

The graph shows the property's current and potential energy efficiency.

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 and 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.