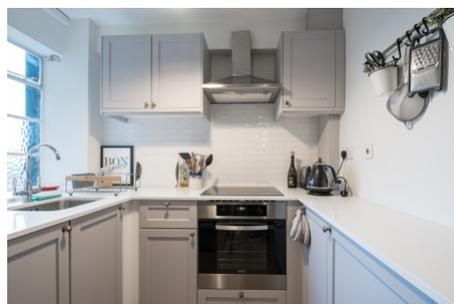


Corner Fielde, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

- Huge one bedroom, two reception flat
- Excellent condition, recently refurbished kitchen and bathroom

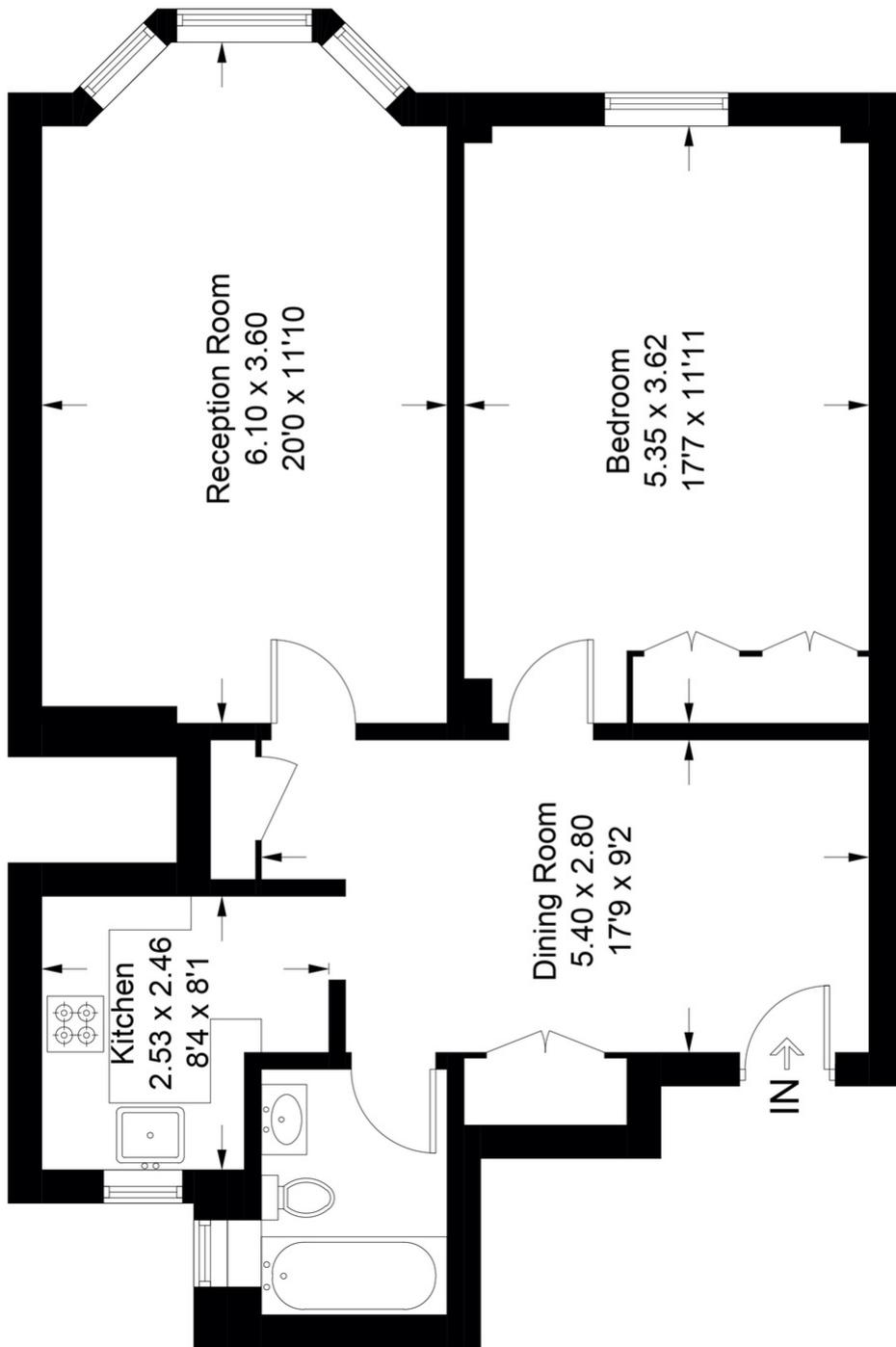


An exceptionally large and beautifully presented one bedroom, two reception room flat with recently refurbished kitchen and bathroom. The property is in a stylish art deco block with communal garden on Streatham Hill where there are a selection of bus routes to take you into Brixton (Victoria Line) and the city and Streatham Hill station is just a short walk away with shops, bars and restaurants as well. The flat is bigger than many two bedroom flats with a fabulous entrance hall come dining room with two built in cupboards. If you are looking for the space of a two bedroom flat or a separate office space without needing a permanent second bedroom this is ideal. The accommodation is spacious and light and benefits from plenty of storage in the hall and newly fitted wardrobes in the bedroom.



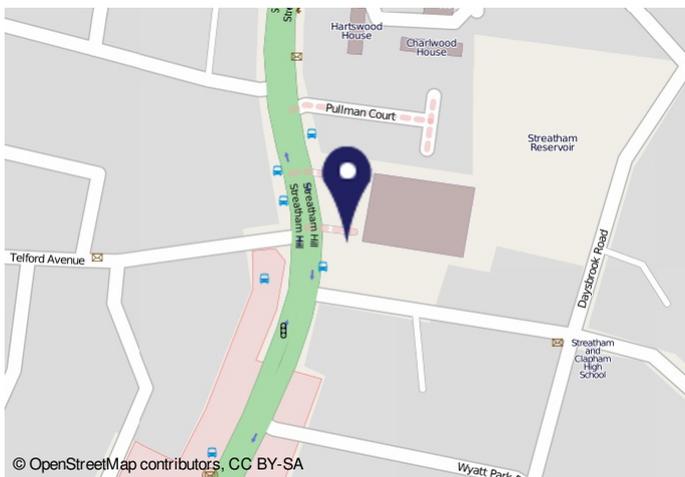
Corner Fields

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft



Third 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. (ID818239)



31022, 6:0 PM Energy performance certificate (EPC) - Final energy certificate - 00/04

Energy performance certificate (EPC)		Valid until	Issue date
17 Corner Fields Spreatham Surrey, GU24 2TH	Current rating	19 March 2025	19 March 2022
Property type		Mid-floor flat	
Total floor area		63 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 [advice on exemptions on the regulations and exemptions page](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446222/energy_efficiency_ratings_exemptions.pdf).

Energy efficiency rating for this property

The property's current energy rating is C. It has the potential to be B.

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

The graph shows the 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 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.