

## Endsleigh Mansions, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £260,000**

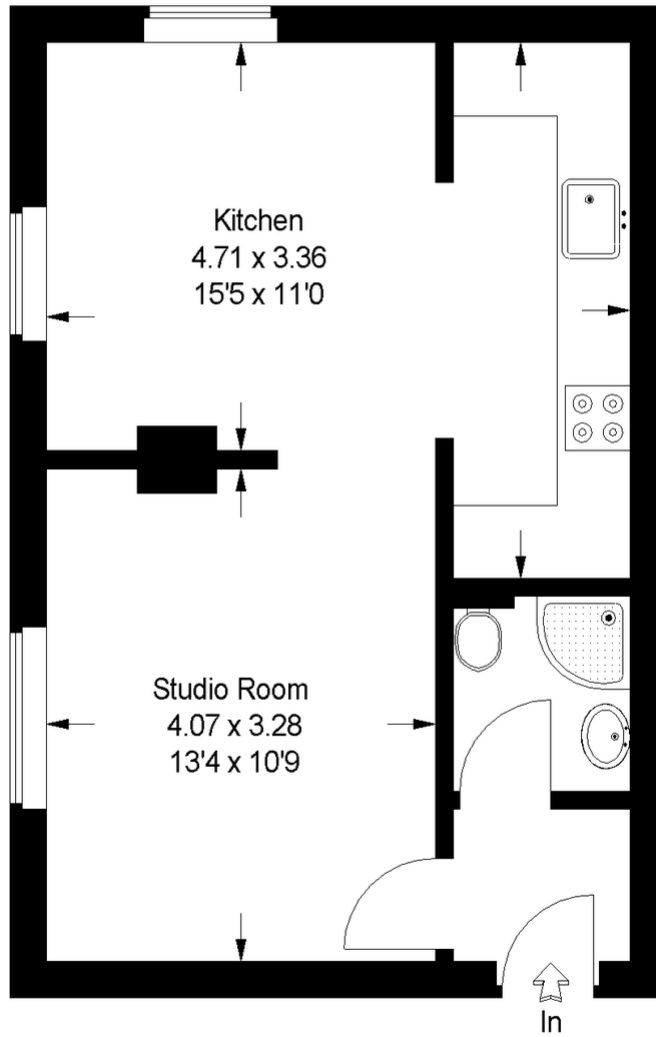
- Beautiful condition, very spacious and bright
- Gated off-street, allocated parking space



A beautiful and very spacious studio that has separate bedroom area, reception and kitchen and is larger than many one bedroom flats. Endsleigh Mansions is just off Streatham High Road and within close proximity of Streatham Hill station and the excellent array of shops, bars and restaurants. The flat is top-floor, with nice views, lots of natural light and no onward chain. It also benefits from gated off-street parking with an allocated space.

# Endsleigh Mansions

Approximate Gross Internal Area :-  
36 sq m / 387 sq ft

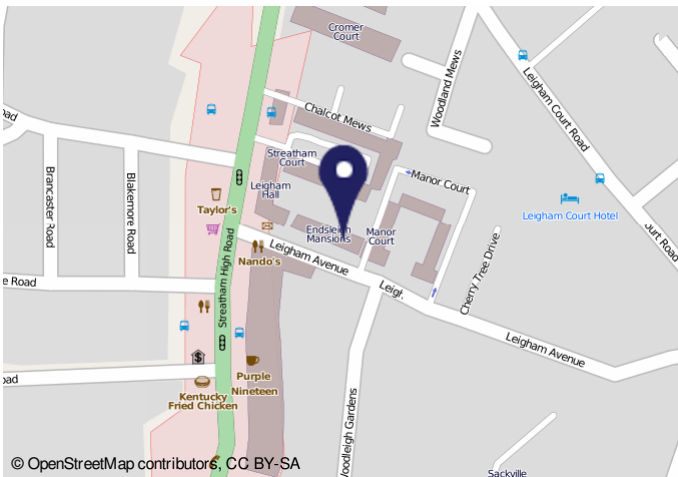


## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID12301)



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Energy performance certificate (EPC) - Floor energy certificate - 2024/08

Property type	Top floor flat
Total floor area	37 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 associated costs <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>

**Energy efficiency rating for this property**

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

See how to improve this property's energy performance.

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.