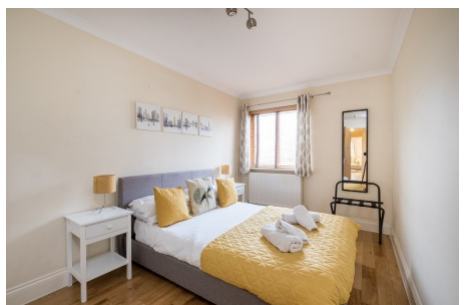


## Streatham Common South, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£499,950**

- Beautifully finished three bedroom flat
- Over 1000sq ft of accommodation



A beautiful three bedroom, split-level apartment that overlooks Streatham Common. The accommodation comprises two double bedrooms, large open-plan kitchen-diner and wonderful master-suite on the top floor that includes large bedroom, bathroom and dressing room. The flat is offered chain free and is well located for excellent transport, bars and restaurants and leisure facilities.

# Streatham Common South

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft  
(Excluding Eaves / Reduced Headroom)

Eaves / Reduced Headroom = 17.1 sq m / 184 sq ft

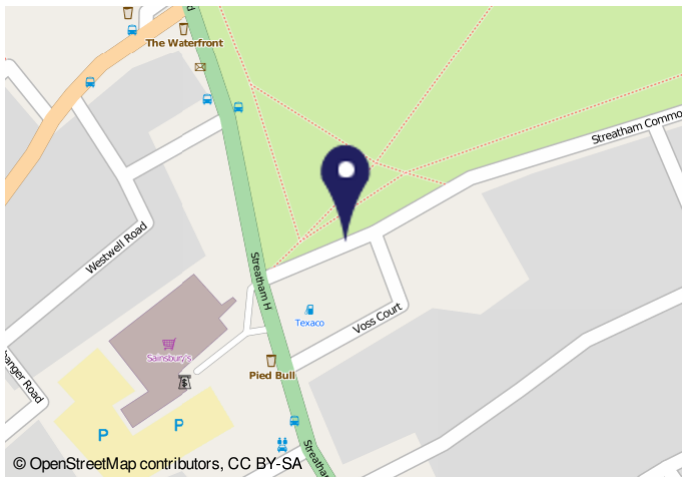
Total = 98.6 sq m / 1061 sq ft



Ground Floor 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. (ID827991)



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13/12 4:13 PM Energy performance certificate (EPC) - Floor energy certificate - 2024/28

Property address	Energy rating	Valid until
Streatham Common South (London) SW16 2PL	<b>B</b>	13 August 2029

Property type: Top-floor flat  
Total floor area: 81 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 details for landlords on the exemptions and exemptions rules <https://www.gov.uk/guidance/energy-ratings-for-landlords>

**Energy efficiency rating for this property**  
The property's current energy rating is B. 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, 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.