

Mount Ephraim Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £550,000

- Large three-bedroom conversion with great views
- Share of freehold



This stunning three bedroom apartment is arranged over the top floor of one of the most attractive buildings in the area. The generous, light and airy accommodation is on one floor which is rare for a property of this size and offers fantastic views across London. The flat comes with a share in the freehold, use of an extensive communal garden, is presented in excellent condition and has a wealth of ingenious storage making excellent use of the large eaves spaces. Mount Ephraim Road is a sought-after street within a short walk of Streatham Hill station, Tooting Bec Common and the excellent shops, bars and restaurants on Streatham High Road. The property is offered to the market chain free.

Mount Ephraim Road


Approximate Gross Internal Area = 83.3 sq m / 896 sq ft

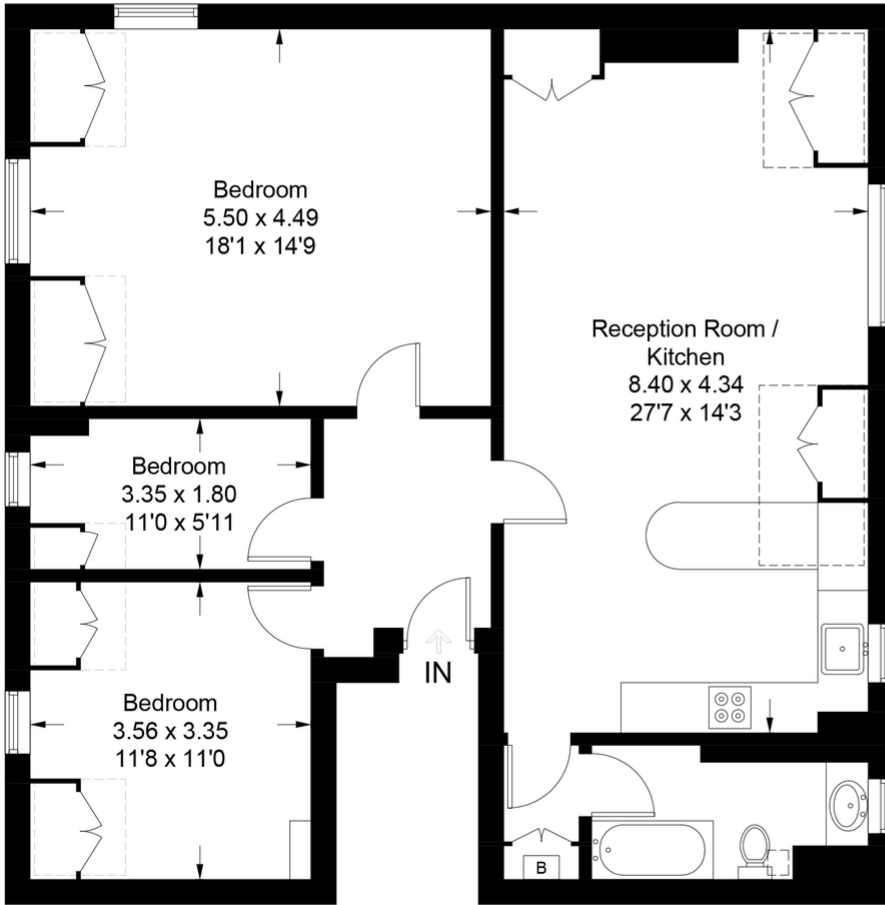
(Excluding Reduced Headroom)

Reduced Headroom = 11.7 sq m / 126 sq ft

Total = 95.0 sq m / 1022 sq ft

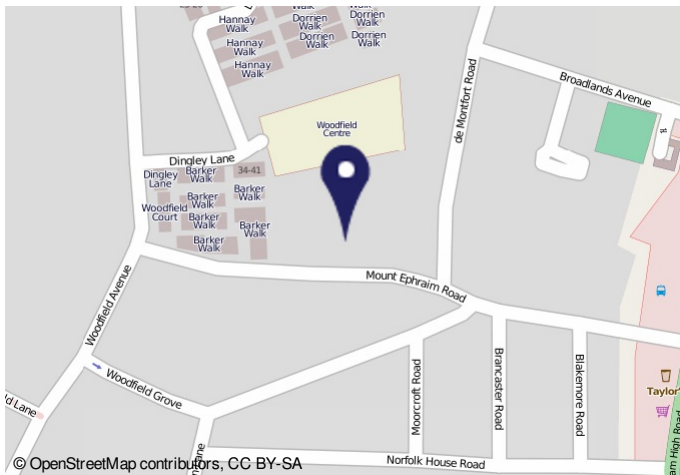


 = Reduced headroom below 1.5m / 5'0



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. (ID831999)



2422, 10.10 AM Energy performance certificate (EPC) - Floor energy certificate - 00/04/2024

Energy performance certificate (EPC)		Energy rating	Valid until
Part 1: Address (Common Road)	2422, 10.10 AM	D	18 April 2033
Part 2: Address (Common Road)	2422, 10.10 AM	Energy certificate number: 9829-9882-014-6401-1246	

Property type: Top-floor flat
Total floor area: 84 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 more about the conditions on the exemptions and exemptions rules <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

Energy efficiency rating for this property
The property's current energy rating is D. It has the potential to be C.
[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.

Source: Energy Performance Certificate (EPC) - Floor energy certificate - 00/04/2024

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.