

## Eardley Road, Streatham SW16

Borough: Wandsworth

**£1,400 pcm**

- One bedroom flat
- Second floor



A well-presented one bedroom flat above a shop which has a choice of Streatham Common and Streatham Station nearby to give commuter access into the city. The flat is on the second floor with no one above. The kitchen and bathroom are well appointed and there is a good amount of natural light from large windows. Located a short walk from Streatham Common station which links directly to Clapham Junction, Victoria and London Bridge. The common is nearby with large recreational space and the landscaped gardens of The Rookery. Available from the 16th June, unfurnished.

Rent (£1,400pcm), 5 week security Deposit (£1,615.00). 12 month tenancy. Council tax band B, Wandsworth.

# Eardley Road


Approximate Gross Internal Area = 34.6 sq m / 372 sq ft

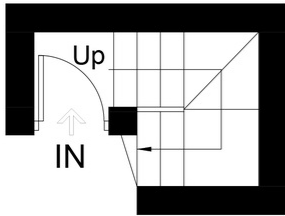
(Excluding Reduced Headroom)

Reduced Headroom = 8.7 sq m / 94 sq ft

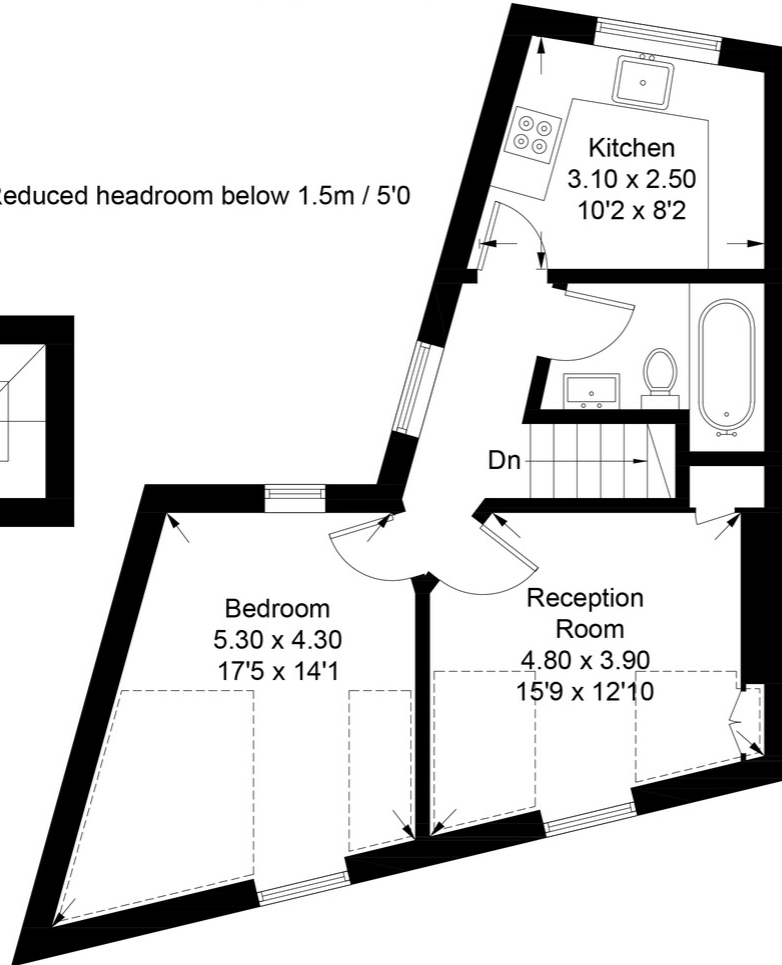
Total = 43.3 sq m / 466 sq ft



 = Reduced headroom below 1.5m / 5'0"

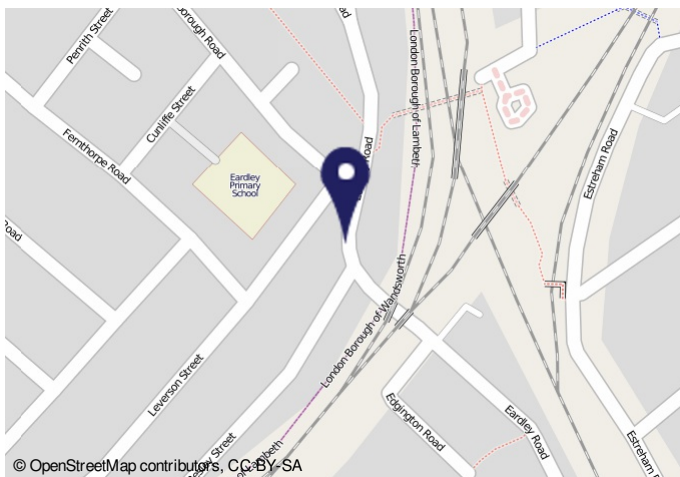


## First Floor



## 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. (ID820217)



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13/10/21 13:32:48 Energy performance certificate (EPC) - Private energy certificate - 0000148

Energy performance certificate (EPC)																																	
FULL SERVICE ROOM 10 ROOMS / 10 BATHS 4776 SQ FT	Energy rating: <b>D</b> Valid until: 3 October 2029 Certificate number: 8026-3489-1284-7746-1228																																
Property type: Top-floor flat																																	
Total floor area: 41 square metres																																	
<b>Rules on letting this property</b>																																	
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 additional information on the regulations and exemptions from <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/603462/energy_efficiency_ratings_exemptions.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/603462/energy_efficiency_ratings_exemptions.pdf</a>																																	
<b>Energy efficiency rating for this property</b>																																	
The property's current energy rating is D. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency</a>	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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>55</td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>45-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-44</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	55		49-54	E			45-48	F			1-44	G			
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**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.