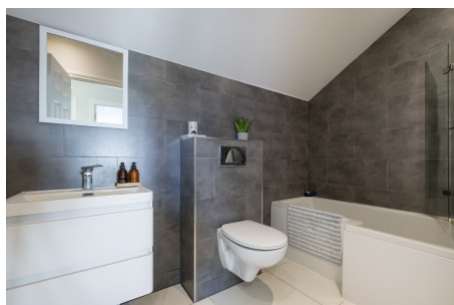


Nicholls Mews, Streatham SW16

Tenure: Freehold Borough: Lambeth

£500,000

- Freehold house within gated mews development
- Allocated parking

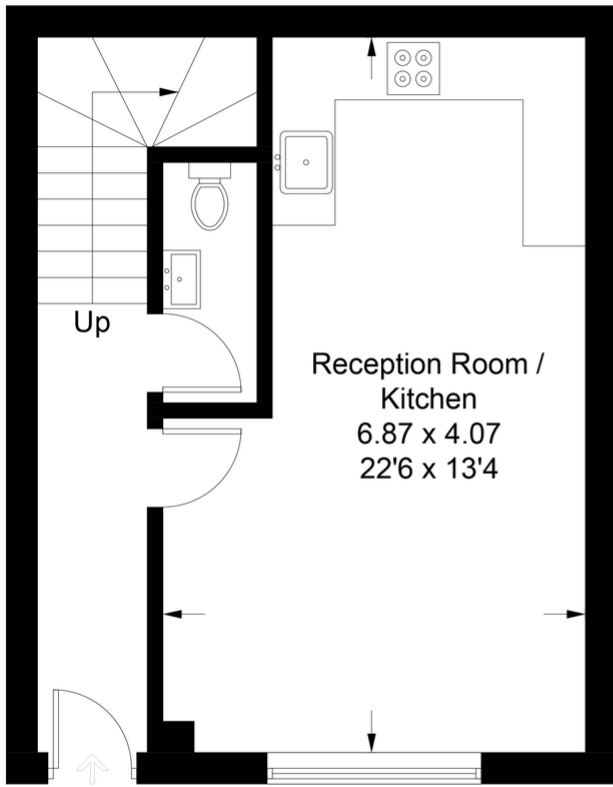


A sought after private mews house behind a secure gate which offers peace and tranquillity whilst being just off the amenities of Streatham High Road. The house possess a large open-plan ground floor living, and dining space with floor to ceiling windows allowing in excellent natural light. Upstairs you will find two spacious double bedrooms, and a family sized bathroom. Outside, the house enjoys a west facing patio and an allocated parking space within the development. Streatham has strong transport links to the city, boosting three stations and numerous bus routes.

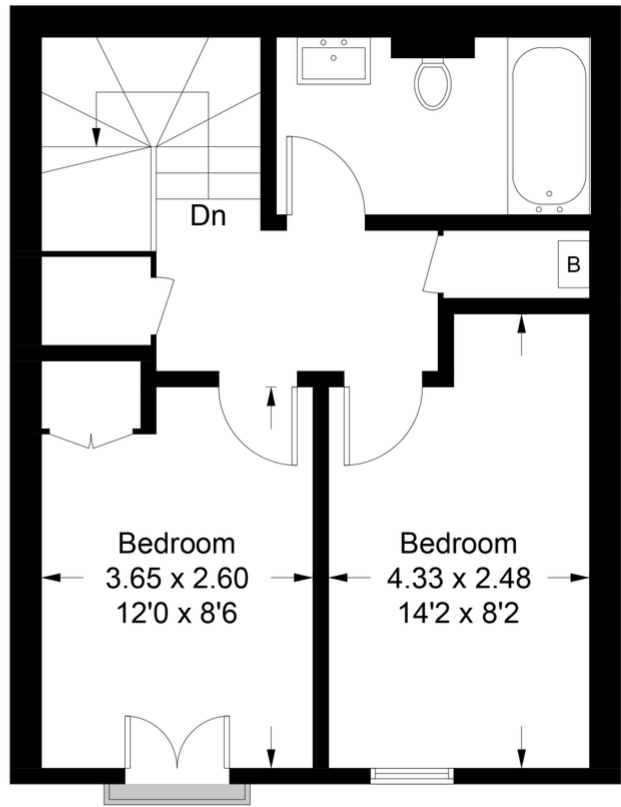
Tenure: Freehold

Nicholls Mews

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft

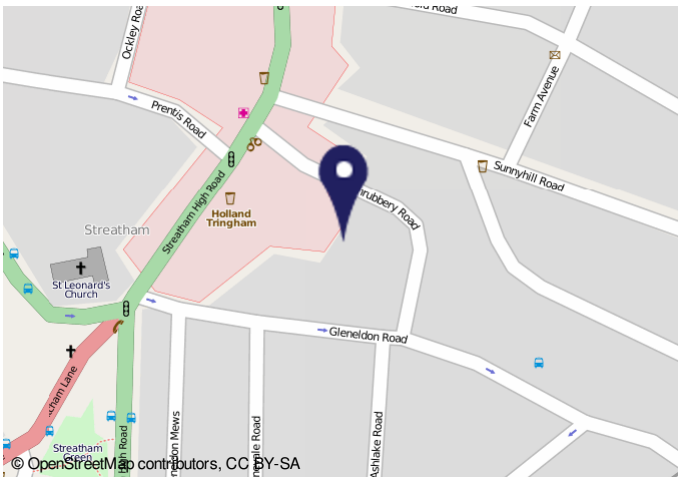


Ground Floor



First 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. (ID839364)



31632, 10.23.48 Energy performance certificate (EPC) - Final energy certificate - 100/0%

Energy performance certificate (EPC)	
1 Property from 10/01/2015	Valid until 18 March 2023
2 Energy rating	C
Certificate number: 4011-2484-2015-2100-0205	
Property type	Mid-terrace house
Total floor area	71 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 additional information on the exemptions and exemptions http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446624/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, 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.