

Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £400,000

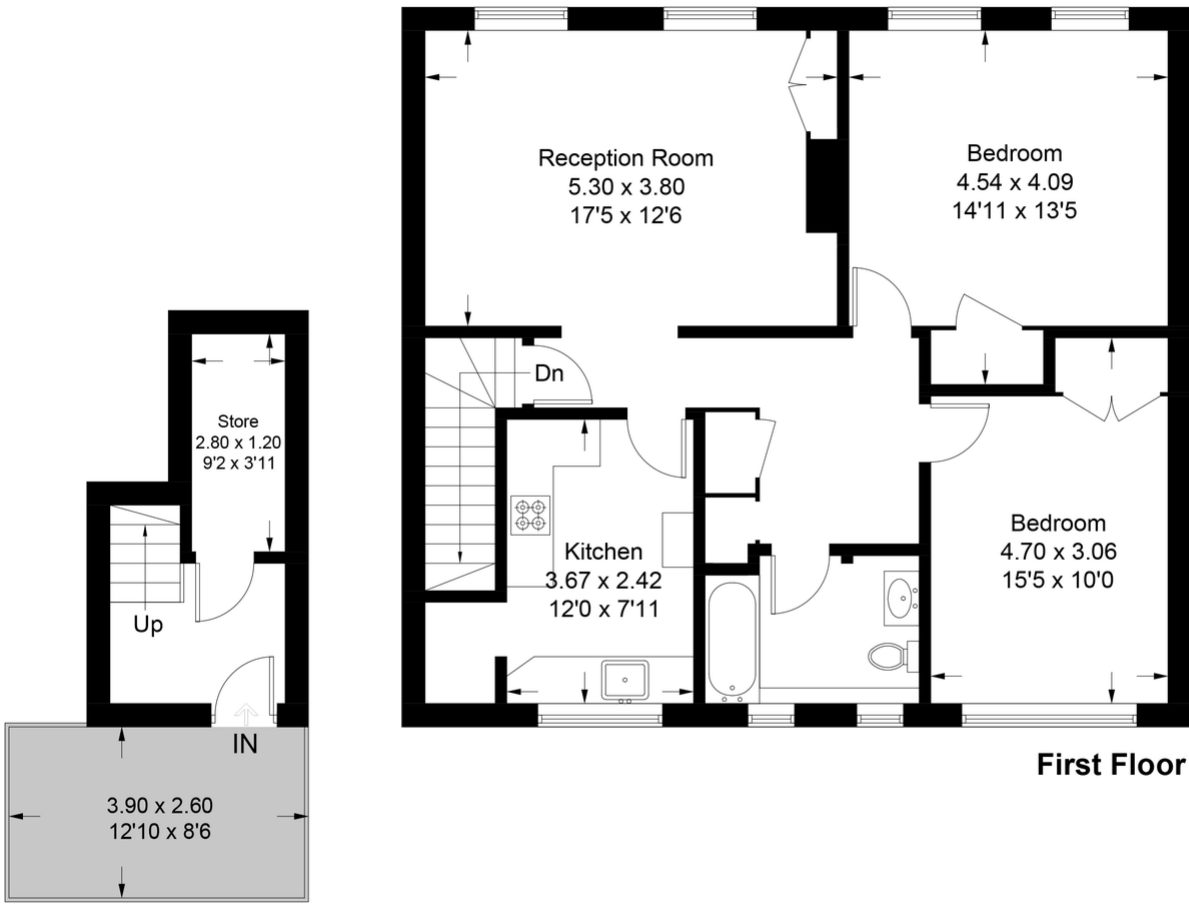
- Over 900 sq ft
- Sought after road close to the common



A lovely two bedroom first floor flat situated on the popular, residential Wellfield Road. The accommodation consists of a large reception room, separate kitchen, two spacious double bedrooms, and a family sized bathroom. This home also offers ample built-in storage, whilst also enjoy plentiful natural light. The highly desirable Wellfield Road is fantastically located near to Streatham High Road, which offers an array of shops, bars, restaurants and cafes. This property is a short walk from Streatham Station for commuters using the City Thames Link.

Wellfield Road

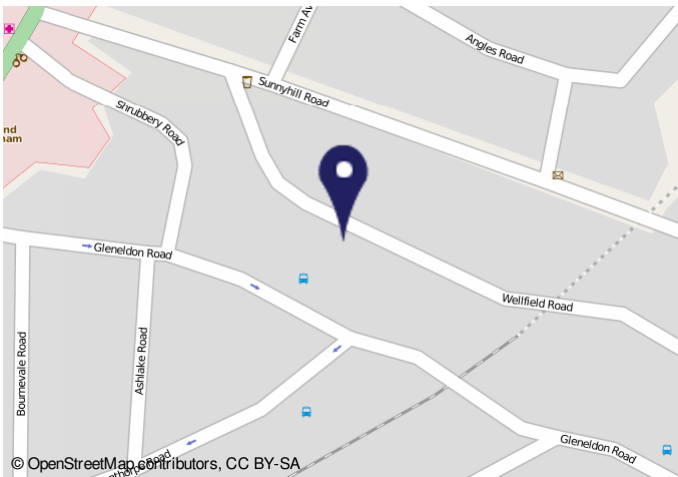
Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



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. (ID841477)



15:02, 13 Jun
Energy performance certificate (EPC) - Floor energy certificate - 00/0/0

Energy performance certificate (EPC)		Issue date	28 April 2025
44 Wellfield Road Sunnyside, Dublin 15	Energy rating	Current	D
	Current	Potential	B
Certificate number: 8141-8142-8143-8144-8145			
Property type	Ground-floor maisonette		
Total floor area	127 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 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.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	46.15	55.15
45-54	E		
35-44	F		
1-34	G		

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

<https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

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.