

## Bournevale Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£500,000**

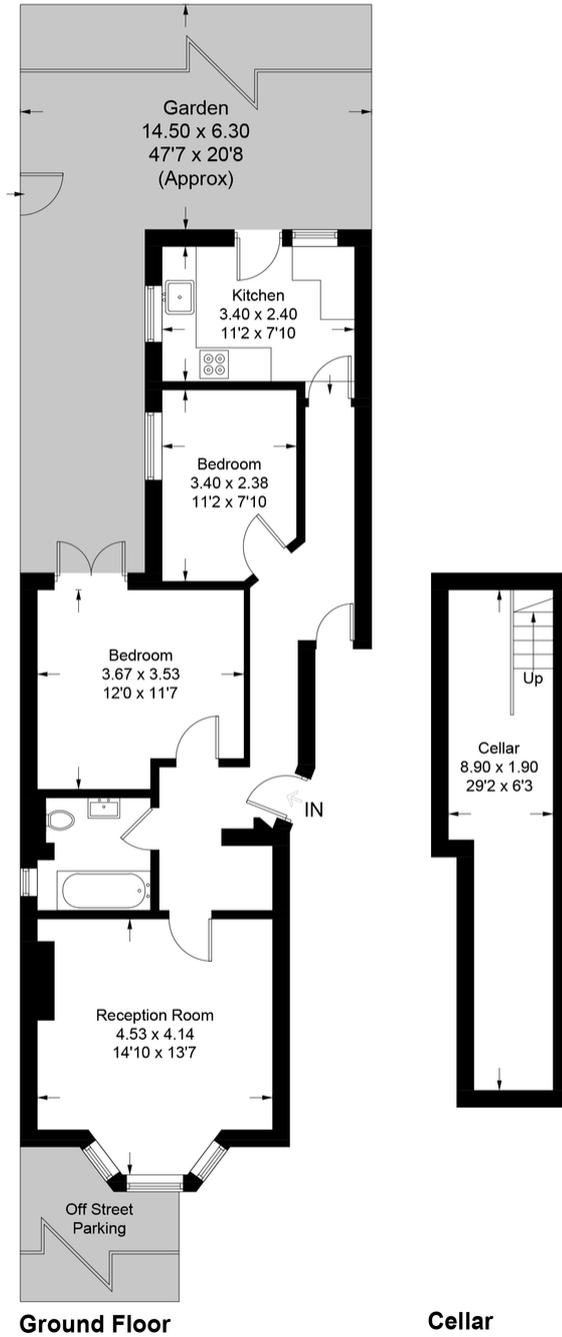
- Lovely period conversion
- Large private garden



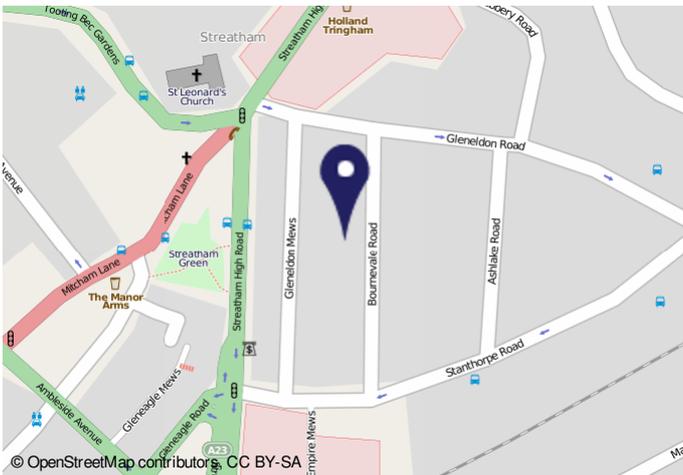
This is a really lovely two bedroom flat arranged over the entire ground floor of this handsome Victorian building. The accommodation also comprises a large reception room with feature bay window, modern kitchen and bathroom and a lovely private garden at the rear of the property. Bournevale Road is a quiet, residential side-street that is just moments from the excellent Streatham overground rail station and the fabulous array of shops bars and restaurants of the area. The flat also comes with a share in the freehold and off-street parking.

# Bournevale Road

Approximate Gross Internal Area = 65.0 sq m / 700 sq ft  
 Cellar = 14.5 sq m / 156 sq ft  
 Total = 79.5 sq m / 856 sq ft



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. (ID842848)



2022, 11:04 AM Energy performance certificate (EPC) - Floor energy certificate - 2022/UK

Energy performance certificate (EPC)	Grade	Valid until
Current Floor Plan Floor energy certificate 12742285	<b>D</b>	31 February 2032

Property type: Ground-floor flat  
 Total floor area: 67 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 from [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/626262/energy-ratings-exemptions-leaflet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626262/energy-ratings-exemptions-leaflet.pdf)

**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.

**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.