

Brancaster Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£575,000

- Fabulous garden flat
- Period conversion

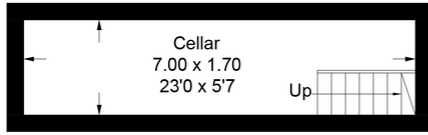


A wonderful two bedroom, period conversion flat on this quiet side-street very close to Streatham Hill station. The property has an attractive private sunny west-facing garden, cellar and large kitchen-reception room approx 25ft in length. The flat comes with a share in the freehold and is presented in excellent order throughout. Brancaster Road is a peaceful residential street a short walk from the wide open spaces of Tooting Bec Common and the shops, bars and amenities of the Streatham Hill area.

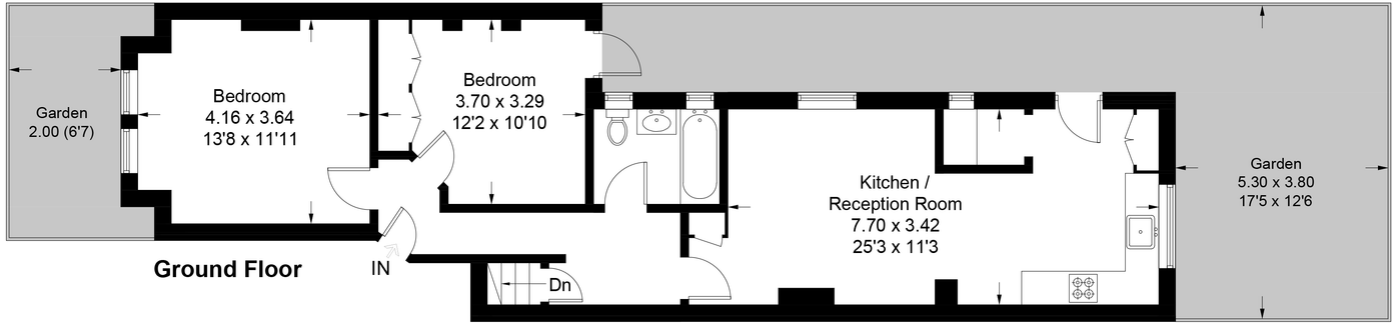
Lease length: 952 years remaining.

Annual ground rent: £10

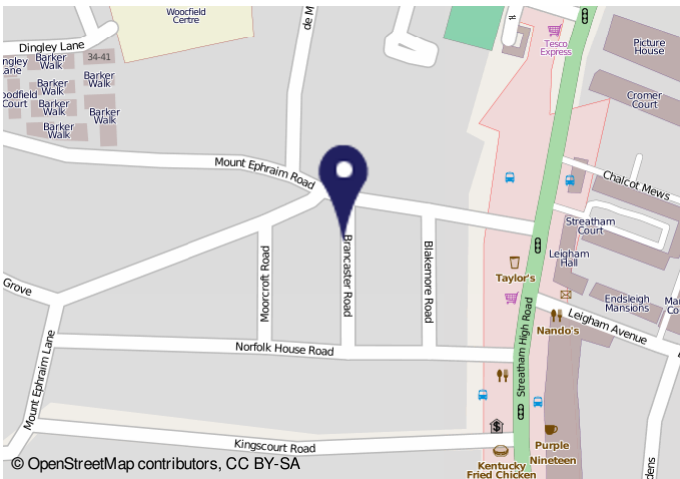
Approximate Gross Internal Area
 Cellar = 11.9 sq m / 128 sq ft
 Ground Floor = 68.1 sq m / 733 sq ft
 Total = 80.0 sq m / 861 sq ft



Cellar



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. (ID844660)



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2805202, 1610 Energy performance certificate (EPC) - Final energy certificate - 000/08

Energy performance certificate (EPC)	
Ground Floor Flat 2 Bedrooms 1 Bath 1 WC 119 sq ft	Valid until: 31 March 2032 Certificate number: 4776-1682-0367-1586-1208
Property type	Ground-floor flat
Total floor area	74 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 details for conditions on the exemptions and exemptions rules https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/262626/energy-efficiency-ratings-and-exemptions-rules.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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	49.15	61.15
44-54	E		
35-43	F		
1-34	G		

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.energy-certificates.gov.uk/energy-certificates/4776-1682-0367-1586-1208>

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.