

## Leverson Street, Streatham SW16

Tenure: Share of Freehold Borough: Wandsworth

**£400,000**

- Two double bedroom flat
- Private garden



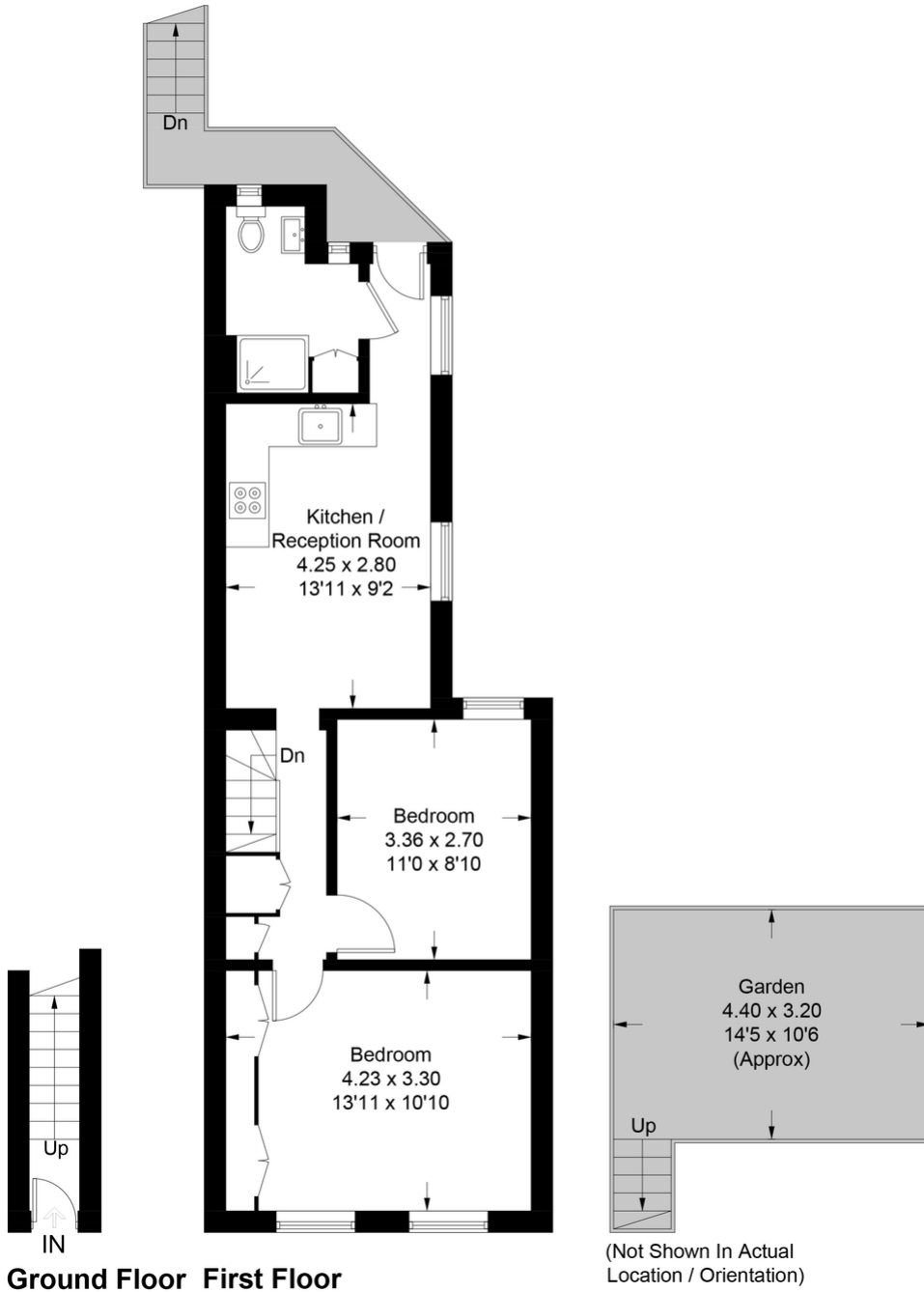
This first floor period conversion with private garden comprises; smart open plan kitchen/living room with space for dining, two double bedrooms and modern tiled shower room. The property benefits from being neutrally decorated throughout and is located within close proximity to Streatham Common and Streatham stations giving access in to the city. The flat is sold chain free and with a share in the freehold.

Tenure: Share of freehold

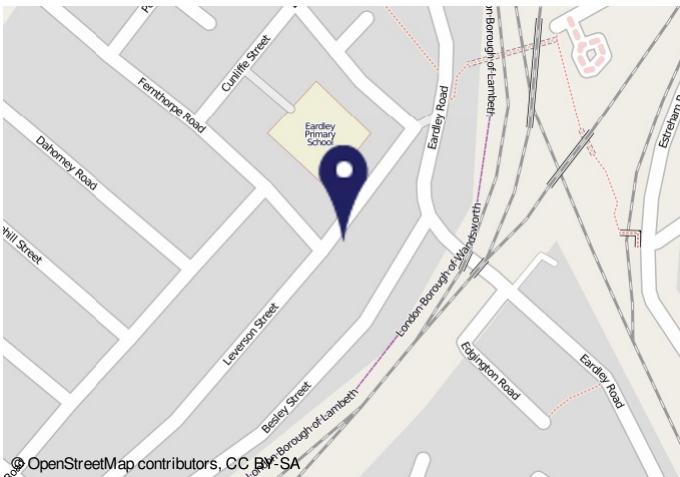
Lease length: 998 years remaining.

# Levenson Street

Approximate Gross Internal Area = 50.5 sq m / 543 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. (ID845105)



30412, 12:08 PM Energy performance certificate (EPC) - Floor energy certificate - 1001/08

Energy performance certificate (EPC)		Issue date	Valid until
First floor flat (2 bedrooms)	Energy rating: <b>D</b>	19 March 2023	19 March 2033
Property address: 1001/08, Levenson Street, Eardley, Leeds LS16 5PL	Current energy rating: <b>D</b>	Best possible energy rating: <b>B</b>	Best possible energy score: 47.5

Property type: Top-floor maisonette

Total floor area: 47 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 more about the conditions on the exemptions and exemptions from <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](#)

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.