

Streatham Close, Leigham Court Road SW16

Borough: Lambeth

£1,600 pcm

- Two bedroom flat
- Second floor



A two bedroom flat in an attractive purpose built block set back from the road. The flat has two good sized bedrooms, separate kitchen and reception room. The block is yards from Streatham Hill Station but in a quieter position, set back from the road with communal gardens. Victoria is twenty minutes from Streatham Hill Station and there are shops, bars and restaurants on hand as well as buses to provide an alternative route into the city.

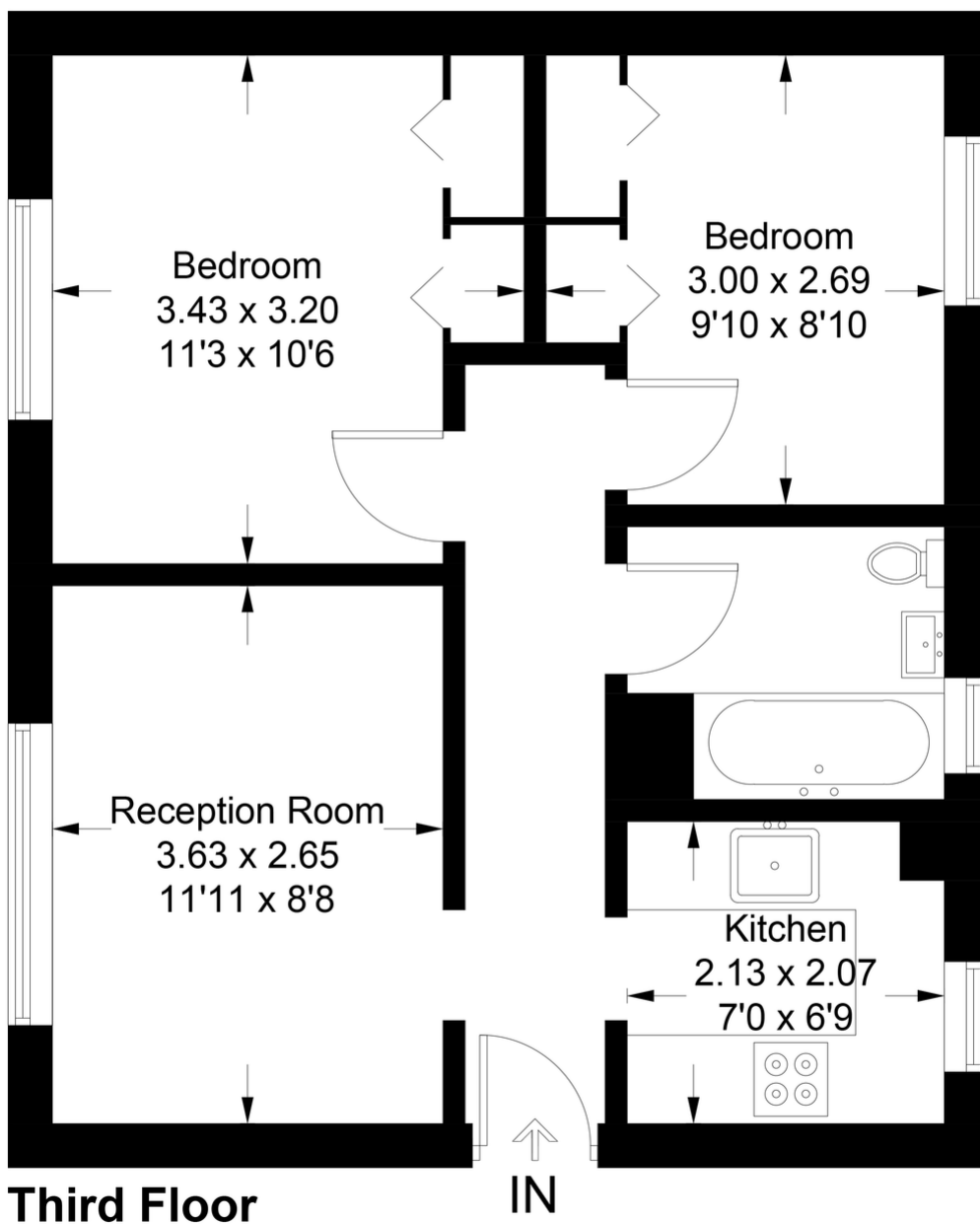
The property available now and comes unfurnished. Suitable for a maximum of 2-occupants only.

Rent (£1,600pcm), 5 week security Deposit (£1,845.00), minimum 12 month tenancy. Council tax band C,

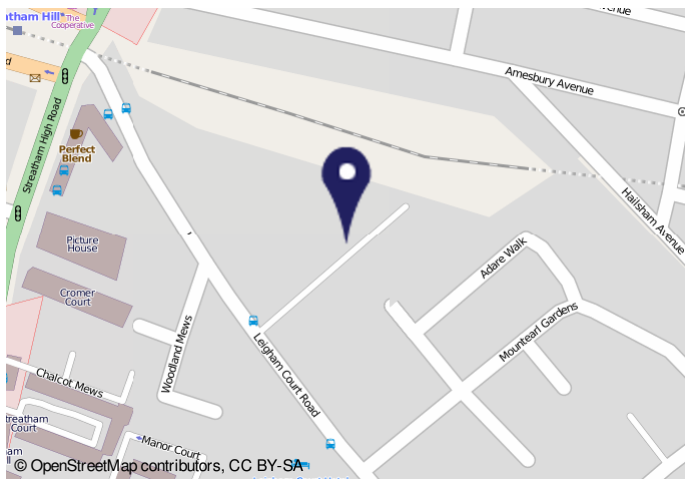
Streatham Close



Approximate Gross Internal Area = 44 sq m / 474 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. (ID791145)



Energy performance certificate (EPC)

17 STATHAM CLOSE
17 STATHAM COURT ROAD
LONDON
SW16 2JH

Energy rating	D	Valid until	10 May 2021
Current energy	100 kWh/m ² /year	Current EPC number	2006-1006-1006-4000

Property type
Top-floor flat

Total floor area
46 square metres

Rules on letting this property
Properties can be let only if they have an energy rating from A to E.
If the property is let for 5 years or more, an exemption has been registered. You can read [guidance for landlords](#) on the conditions and exemptions that apply. You can also read [guidance for tenants](#) on their rights and responsibilities.

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

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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.