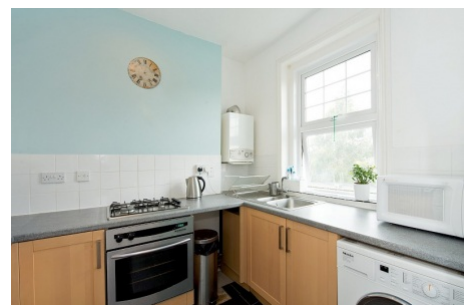


Knollys Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£375,000

- Lovely period conversion
- Beautifully presented



A beautifully presented two bedroom property near Streatham Hill. Located on the first floor the accommodation comprises; two bedrooms, large living room with space for dining, separate modern kitchen and smart bathroom suite. Knolly's Road is in close proximity to Streatham Hill and the excellent transport links of the area. The flat is offered to the market chain free.

Tenure: Leasehold

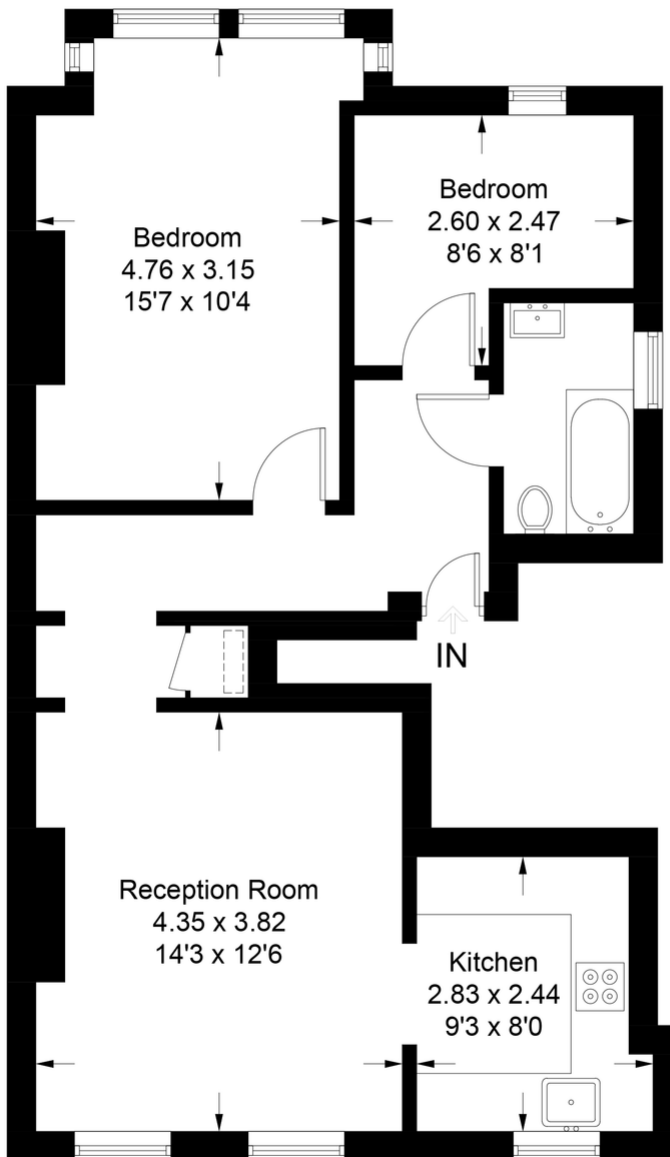
Lease length: 972 years remaining.

Knollys Road

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.2 sq m / 2 sq ft
 Total = 58.6 sq m / 631 sq ft

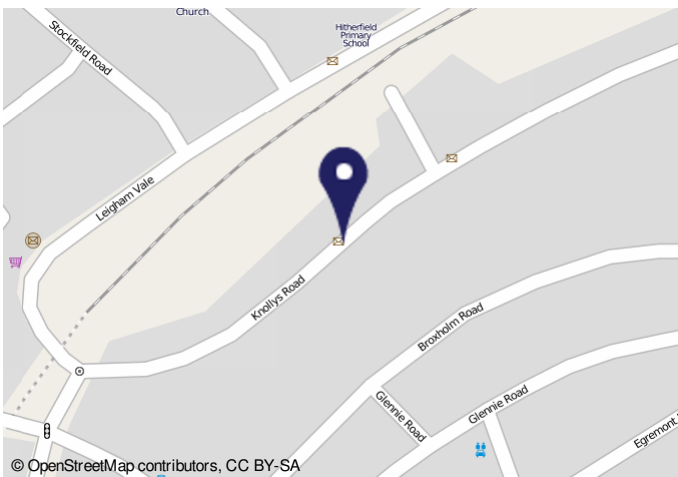


= Reduced headroom below 1.5m / 5'0



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. (ID856267)



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20042022, 10/10 Energy performance certificate (EPC) - Floor area energy certificate - 100/100

Energy performance certificate (EPC)	
Property address Knollys Road Leigham Vale LE19 2JL	Valid until 1 April 2033 Certificate number: 8011-8681-2628-2027-8771
Property type Mid-floor flat	
Total floor area 57 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 B.
[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

https://www.energy-certificates.gov.uk/energy-certificates/8011-8681-2628-2027-8771/summary

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.