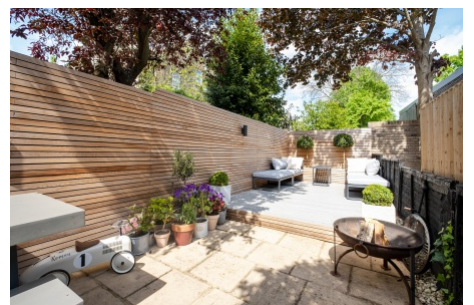


Estreham Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£575,000

- Magnificent two bedroom garden flat
- Opposite Streatham Common Station



The property is opposite Streatham Common station with regular services to Balham (4mins), Clapham Junction (10mins), London Victoria (18mins) and London Bridge (30mins). If you need alternative routes Streatham Station is less than five minutes walk away. On your door step are a new deli, independant boutique coffee shop, well regarded pubs, the Common and landscaped gardens of the Rookery, plus a choice of supermarkets making this a great location for easy access to a range of amenities.

Tenure: Share of freehold

Lease length: 997 years remaining.

Estreham Road

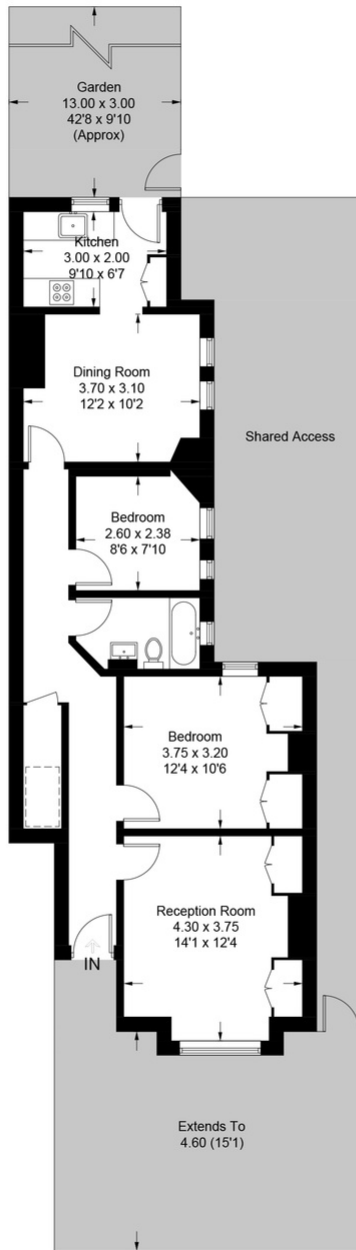
Approximate Gross Internal Area = 71.2 sq m / 766 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 1 sq m / 11 sq ft

Total = 72.2 sq m / 777 sq ft

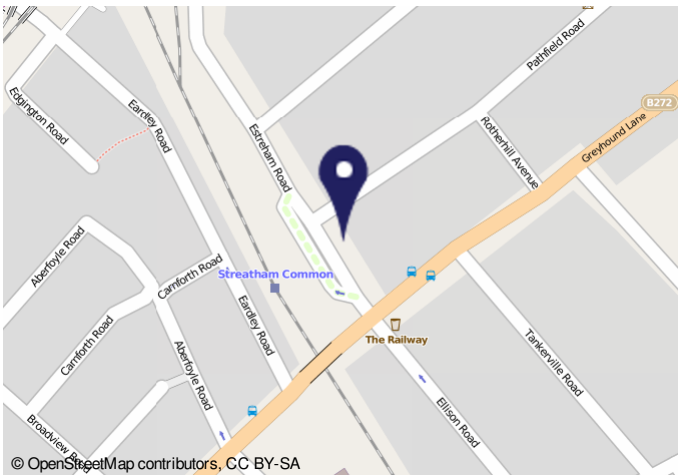


= Reduced headroom below 1.5m / 5'0"



Ground 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. (ID857904)



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2804202, 14/20 Energy performance certificate (EPC) - Floor energy certificate - 100/100

Energy performance certificate (EPC)		Issue date	Valid until
1. Applicant Name (Legal name)	2. Energy rating	30 July 2028	30 July 2028
3. Certificate number	4. Property type	4011-2622-7024-8026-8000	Ground-floor mezzanine
5. Total floor area	71 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 rules](#). [View the full terms and conditions of the rating system](#) or [contact the energy efficiency standard adviser](#).

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.

Score	Energy rating	Current	Potential
100	A		
92	B		
84	C		
76	D	68	76
68	E		
60	F		
52	G		

[View the energy certificate](#) [View the energy certificate](#) [View the energy certificate](#)

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.