

Ellison Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

- Spacious one bedroom flat
- Large shared garden



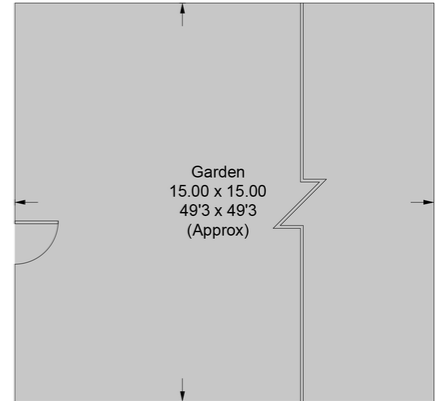
The property is in a period converted house located only yards from Streatham Common station which connects directly to Victoria. There are some lovely independent shops and pubs on your doorstep and large supermarkets close by. Streatham Common and the Rookery provide large recreational areas meaning this is a highly desirable area.

Tenure: Leasehold

Lease length: 93 years remaining.

Ellison Road

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft
 Reduced Headroom = 5.1 sq m / 55 sq ft
 Total = 77.0 sq m / 829 sq ft



(Not Shown In Actual Location / Orientation)

Second Floor

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. (ID859144)



0000202_1037 Energy performance certificate (EPC) - Floor energy certificate - 1000108

Energy performance certificate (EPC)		Valid until	30 August 2032
View this floor plan	Energy rating	C	Certificate number: 011 8428 888 1584 8208
Property type	Top-floor flat		
Total floor area	44 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/uploads/system/uploads/attachment_data/file/603424/energy-efficiency-ratings-and-exemptions.pdf

Energy efficiency rating for this property

The property's current energy rating is C. 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		
49-54	E		
45-48	F		
1-44	G		

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.