

## Mountearl Gardens, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£325,000**

- Two large double bedrooms
- Smartly presented flat with balcony



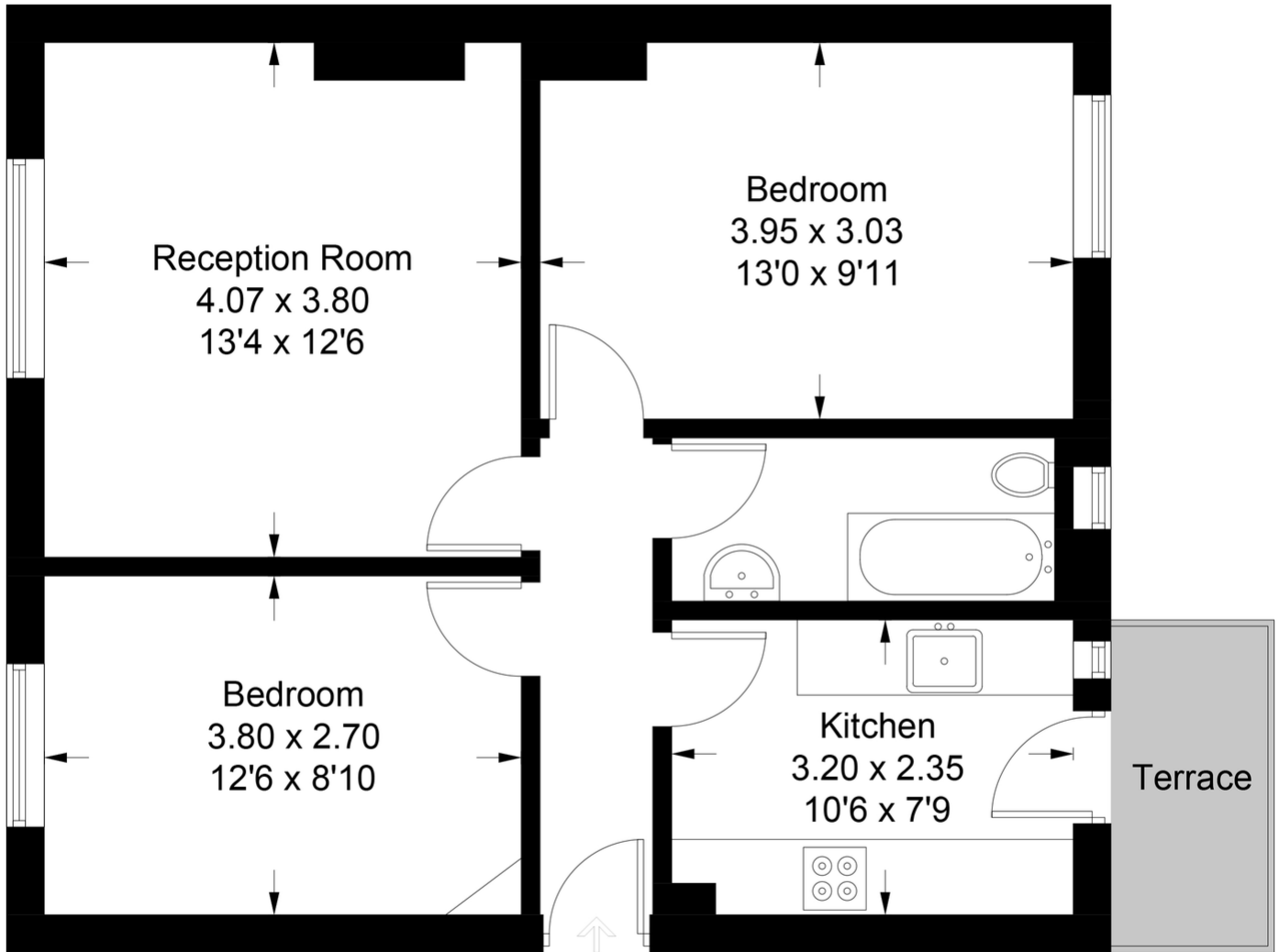
The amenities of Streatham Hill are only a short walk away and include the mainline station connecting to Victoria and Clapham Junction and an array of shops, bars and restaurants. To supplement the overground, many bus routes run from the High Road into the city or Brixton tube is a short bus ride away. The flat is neutrally decorated and flooded with light, benefitting from spacious rooms and a separate kitchen with access to a balcony. The property is being sold with no onward chain.

Tenure: Leasehold

Lease length: 93 years remaining.

# Mountearl Gardens

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft



## Second Floor

IN

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. (ID866507)



© OpenStreetMap contributors, CC BY-SA

9000202\_0010 Energy performance certificate (EPC) - Final energy certificate - 0001/08

Energy performance certificate (EPC)		Valid until	30 March 2023
17 Mountearl Gardens Lytham, Lancashire	Energy rating	Current rating	C
Property type	Mid-floor flat	Certificate number	989-4677-0201-0101-0000
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 rented F or G, it cannot be let, unless an exemption has been registered. You can read [more about exemptions on the regulations and exemptions page](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60302/energy\\_rating\\_exemptions.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60302/energy_rating_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	69	75
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

<https://www.energy-certificates.gov.uk/energy-certificates/989-4677-0201-0101-0000>

**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.