

Knollys Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

- Two double bedrooms
- Close to Tulse Hill station



A bright two bedroom top floor period conversion. The property comprises of two double bedrooms, separate kitchen, study, bathroom and a bright living room. The property is marketed chain free and well-located for access to the amenities of Streatham, West Norwood and Tulse Hill.

Tenure: Share of freehold

Lease length: 121 years remaining

Annual ground rent: £250

Knollys Road

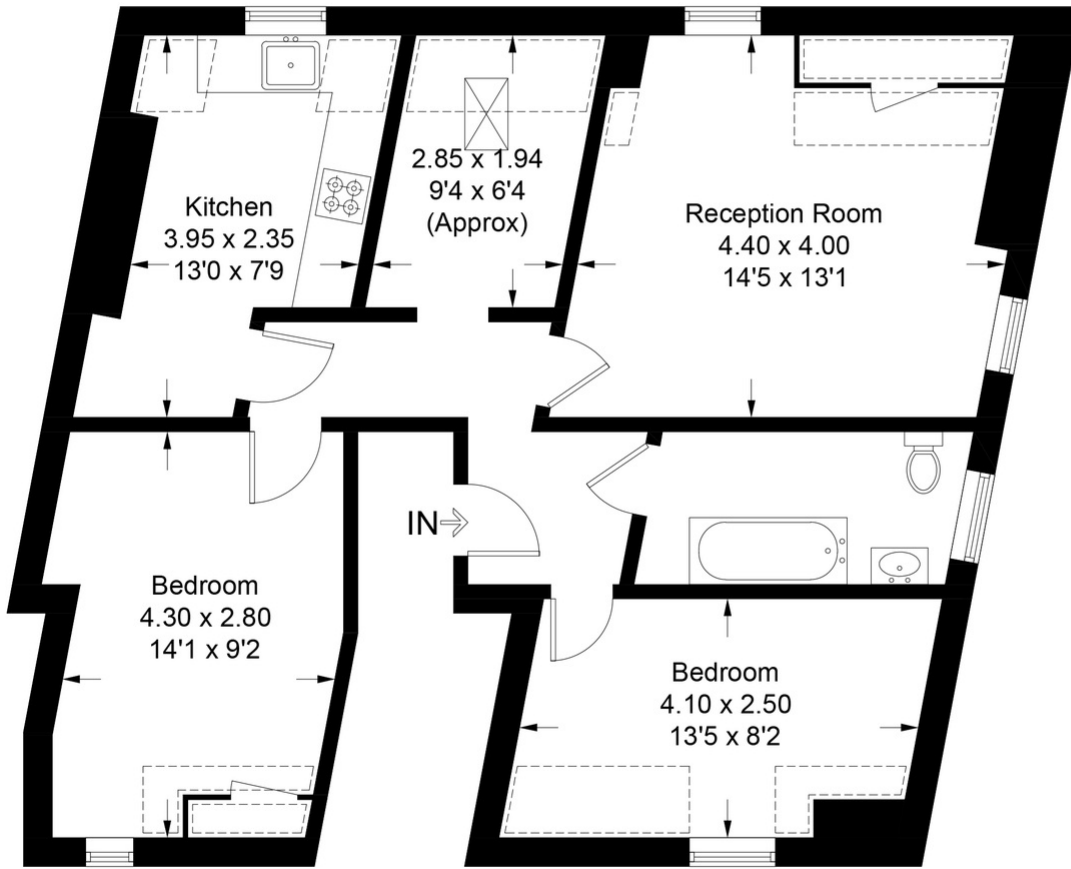
Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

Reduced Headroom = 10.1 sq m / 109 sq ft

Total = 70.5 sq m / 759 sq ft

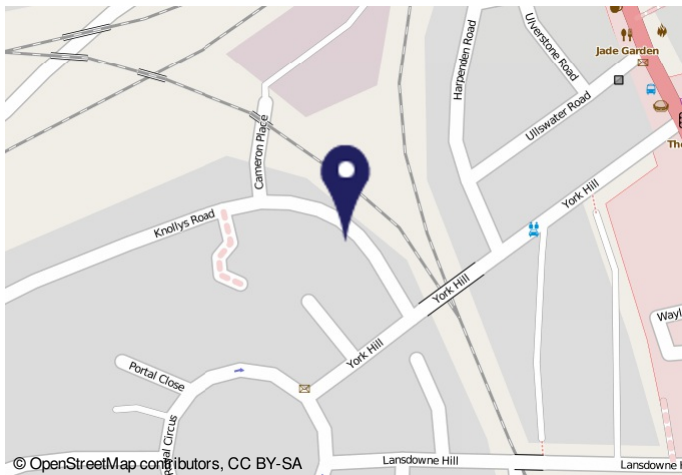


 = Reduced headroom below 1.5m / 5'0



Third 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. (ID592194)



2006202_1143 Energy performance certificate (EPC) - Final energy certificate - 000008

Energy performance certificate (EPC)	
Full EPC 2006202_1143 10/16/2024	Energy rating D
Valid until 14 July 2028	Certificate number 0101-0000-1001-2004-0000
Property type Top-floor flat	Total floor area 60 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 exemptions on the exemptions and exemptions page](#) ([https://www.gov.uk/guidance/exemptions-and-exemptions-from-letting-requirements-for-energy-performance-certificates-and-energy-efficiency-ratings-and-outlets](#)).

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](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	D	
44-54	E		
35-43	F		
1-34	G		

The graph shows this 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/0101-0000-1001-2004-0000/2006202_1143](#)

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.