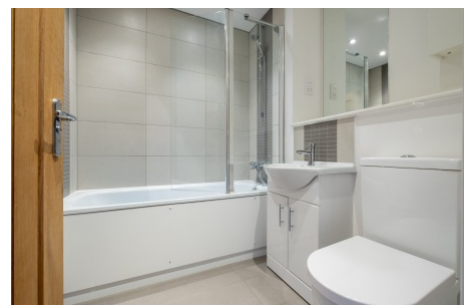


243a Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£400,000

- Fabulous two bedroom flat located opposite station
- Stunning kitchen reception room with full width picture windows



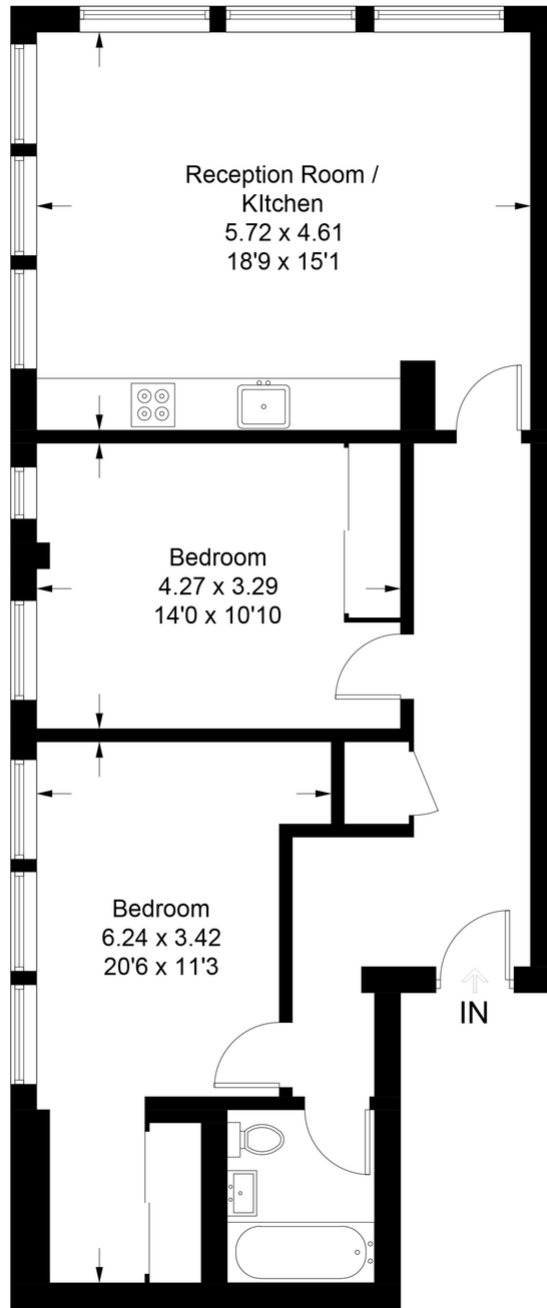
A modern block on the high road in a great location for transport into the city. It is directly opposite the bus and railway stations, giving a choice of routes into the city. The flat is light and modern having been newly decorated and with contemporary kitchen and bathroom. There is a private parking space, lift and telephone entry. On your doorstep are a host of shops and leisure facilities with Streatham Common nearby, offering long walks around Norwood Grove and the landscaped gardens of the Rookery. It is available with no chain.

Tenure: Leasehold

Lease length: 142 years remaining.

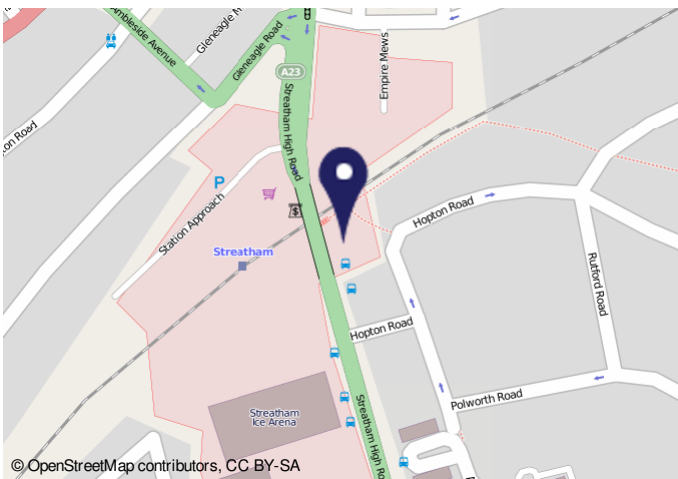
Hopton House

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft



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. (ID879038)



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14012022_0030 Energy performance certificate (EPC) - Floor energy certificate - 000/0/0

Energy performance certificate (EPC)		Valid until	18 December 2023
Full ID	14012022_0030	Current rating	C
Property address	Hopton House, Streatham High Road, Streatham, Hampshire	Current energy efficiency	44.14
Property type	Mid-floor flat	Potential energy efficiency	61.14
Total floor area	75 square metres		

Rules on letting this property

Properties can be let 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 guidance for landlords on the regulations and exemptions [here](https://www.gov.uk/guidance/energy-efficiency-ratings-for-landlords).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy performance.

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.

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.