

## Wellfield Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£400,000**

- Two double bedrooms, Two bathrooms
- Beautifully presented



A beautifully presented and recently renovated two double bedroom, two bathroom first/top floor flat in an attractive converted house. The accommodation is spacious and light throughout with a fabulous kitchen/dining room and large reception room. This is a lovely road close to the common, both stations and the high street where there are shops, bars and restaurants, plus bus routes into the city. The property is being sold with no onward chain.

Tenure: Share of freehold

Lease length: 94 years

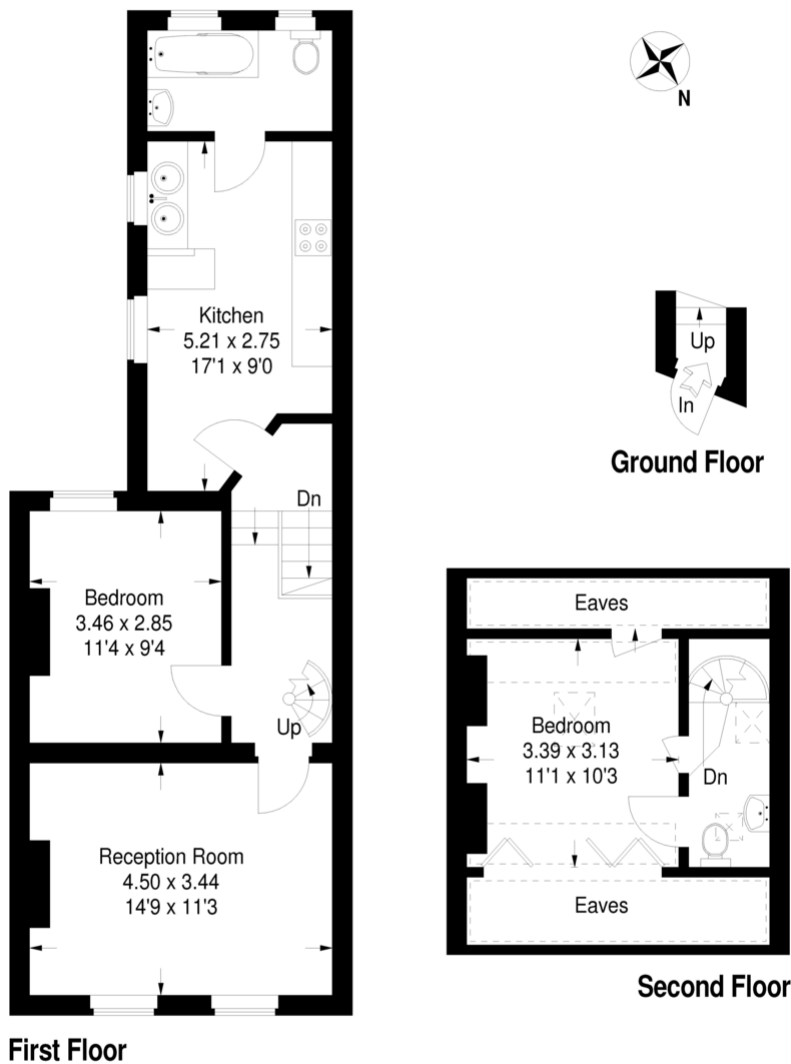
# Wellfield Road

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

64.5 sq m / 694 sq ft

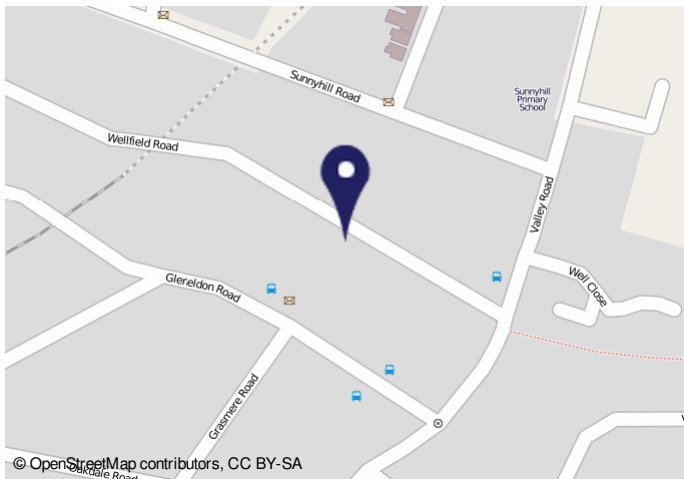
Reduced Headroom Eaves = 10.6 sq m / 114 sq ft

Total = 75.1 sq m / 808 sq ft



= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID 120360)



2006202 / 1639 Energy performance certificate (EPC) - Floor area energy certificate - 100/100

Energy performance certificate (EPC)							
<table border="1"> <tr> <td><b>Energy rating</b></td> <td><b>D</b></td> </tr> </table>	<b>Energy rating</b>	<b>D</b>	<table border="1"> <tr> <td>Valid until</td> <td>31 August 2022</td> </tr> <tr> <td>Certificate number</td> <td>4822 5488-0208 7456-0208</td> </tr> </table>	Valid until	31 August 2022	Certificate number	4822 5488-0208 7456-0208
<b>Energy rating</b>	<b>D</b>						
Valid until	31 August 2022						
Certificate number	4822 5488-0208 7456-0208						
Property type	Top-floor flat						
Total floor area	67 square metres						

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy efficiency rating for this property**

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

**Energy efficiency graph**

Score	Energy rating	Current	Potential
92-100	A		
84-91	B		
75-83	C		
65-74	D	<b>68</b>	76
55-64	E		
45-54	F		
35-44	G		
1-34	H		

**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.