

## Woodleigh Gardens, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£525,000**

- Three bedroom maisonette
- Excellent condition



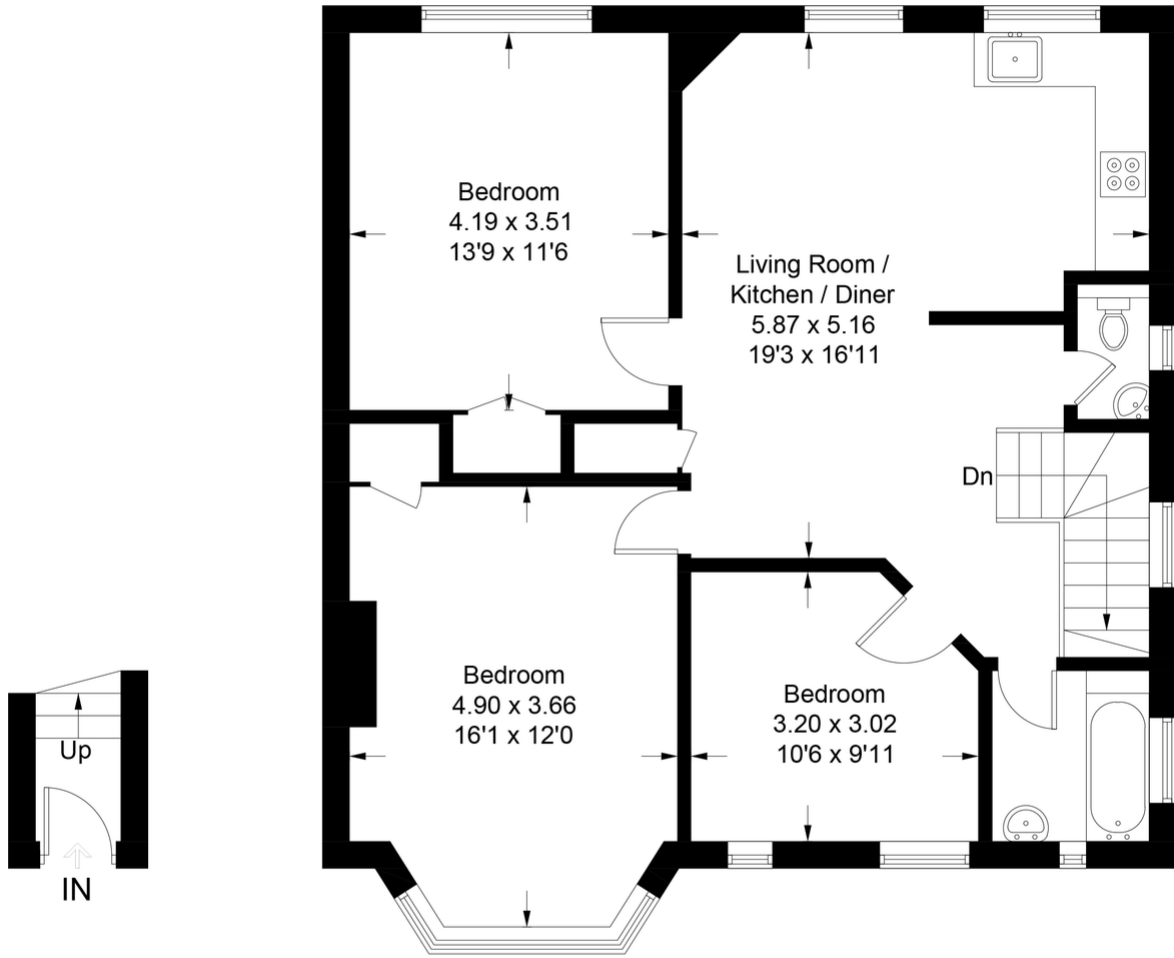
A wonderful purpose-built period property with a private entrance and three large bedrooms. This beautiful apartment is presented in excellent condition and offers a beautiful and bright open-plan living space spanning the entire centre and rear of the property. Woodleigh Gardens is a quiet residential street just moments from the bustling Streatham High Rd with a multitude of shops, bars restaurants and three train stations - Streatham Hill being in very close proximity.

Tenure: Leasehold

Lease length: 109 years remaining

# Woodleigh Gardens

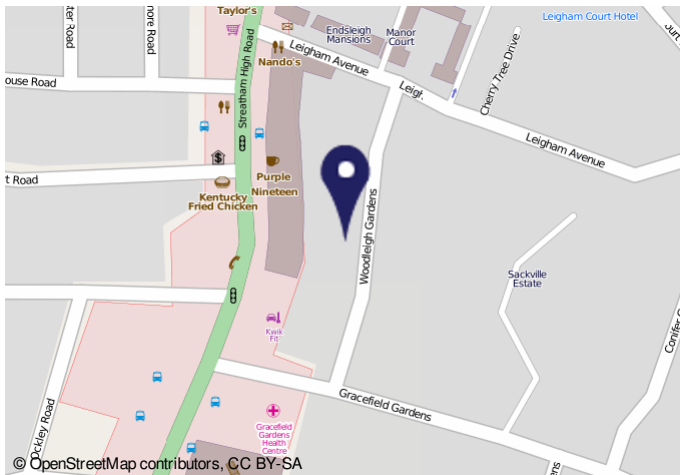
Approximate Gross Internal Area Total = 84.2 sq m / 906 sq ft



**Ground Floor**  
**19 Sq ft**

**First Floor**  
**887 Sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID885983)



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Energy performance certificate (EPC)	
14 WOODLEIGH GARDENS 2ND FLR TW16 2JY	Valid until: 17 November 2028 Certificate number: 229-3139-1986-0972-2296
Property type	Top-floor flat
Total floor area	77 square metres
<b>Rules on letting this property</b>	
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 <a href="https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties">here</a> .	
<b>Energy efficiency rating for this property</b>	
This property's current energy rating is C. It has the potential to be C.	The graph shows this property's current and potential energy efficiency.
See <a href="#">how to improve this property's energy performance</a> .	Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the better 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.