

Wellfield Road, Streatham SW16

Borough: Lambeth

£3,000 pcm

- Four double bedrooms
- Eat-in kitchen/ dining room



The accommodation is versatile and split over three levels. There is a large kitchen/ living room which leads directly onto the garden on the lower ground floor, along with a WC and vast storage in the basement, the ground floor comprises; reception room with bay window and feature fireplace, two double bedrooms and bathroom and the first floor offers another two double bedrooms. Wellfield Road is a very popular residential road with good access to either Streatham or Streatham Hill stations and the shops, bars and restaurants on the High Road.

Available from the beginning of September, furnished. Suitable for families or a maximum of 4 tenants sharing.

Wellfield Road

Approximate Gross Internal Area
 Lower Ground Floor = 50.7 sq m / 546 sq ft
 Ground Floor = 49.3 sq m / 531 sq ft
 First Floor = 31.3 sq m / 337 sq ft
 Total = 131.3 sq m / 1414 sq ft

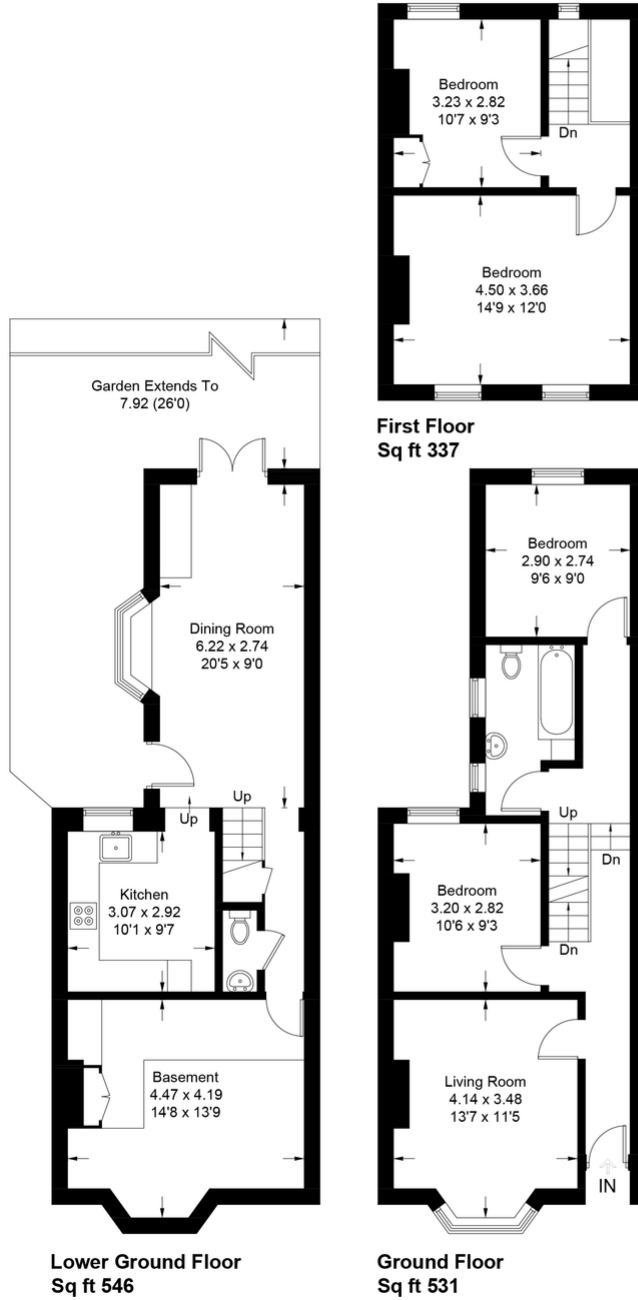
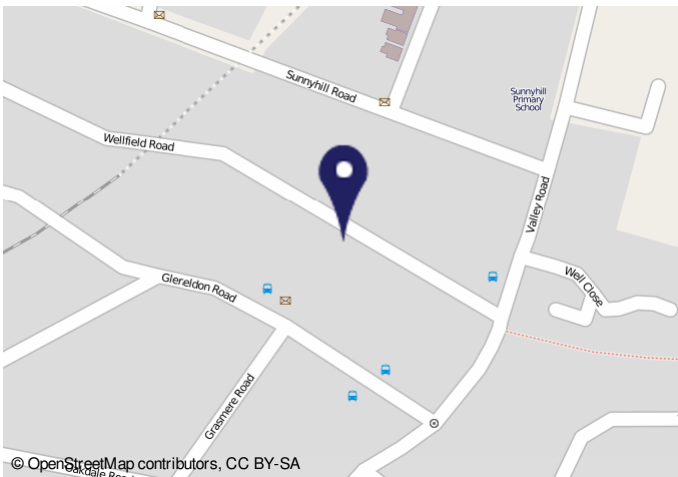


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID885900)



Energy performance certificate (EPC)

111 Wellfield Road LONDON SE16 2AP	Energy rating D	Valid until 1 September 2031
Property type Semi-detached house	Confirmation number 7833-1002-1-206-1799-1204	
Total floor area 126 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 guidance for landlords or guidance for tenants on the GOV.UK website.		
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be B. See how to improve the property's energy performance.		

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.