

## Deepdene Court, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£395,000**

- Spacious two bedroom flat with South facing balcony
- Magnificent direct views over Common



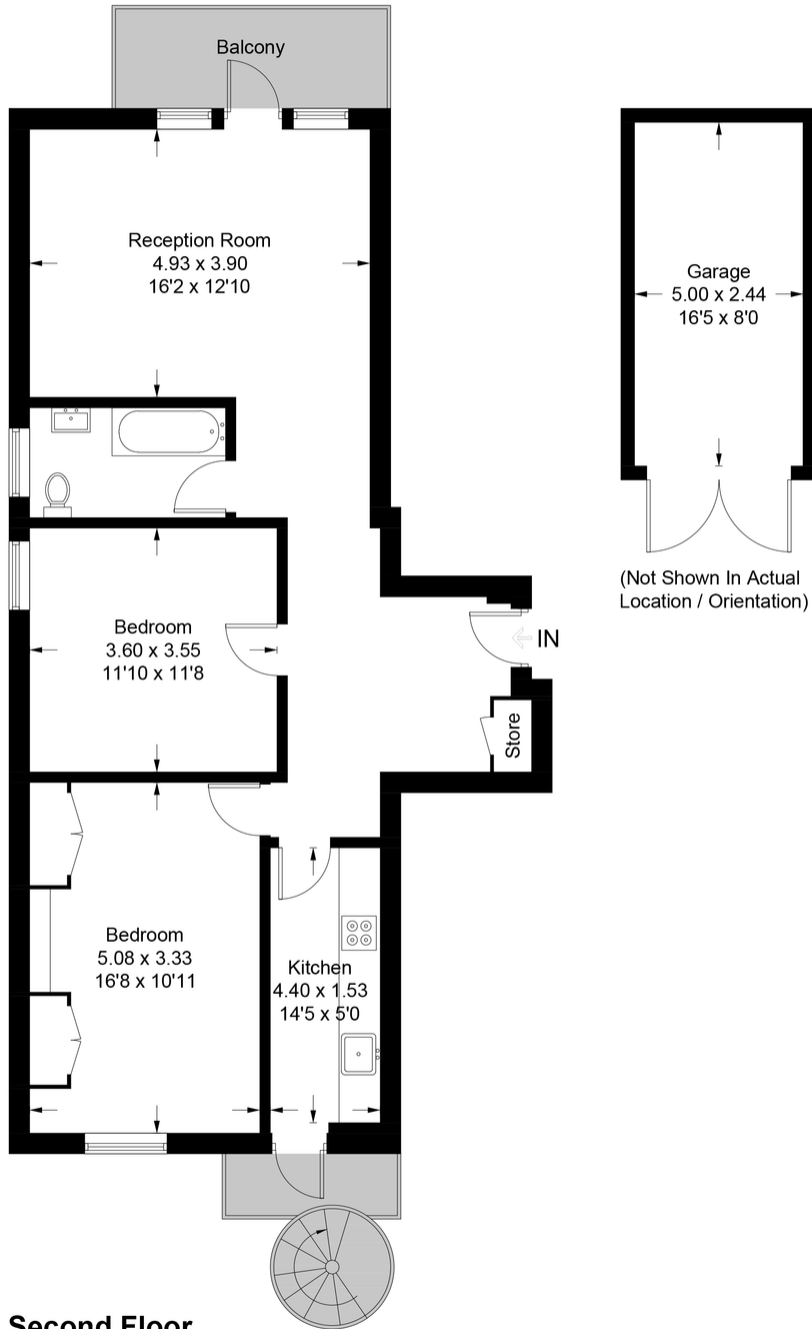
The flat is on the second floor of a small purpose built block in an enviable position overlooking the common. There are a host of amenities on your doorstep such as a Streatham and Streatham common station, supermarkets the Hub leisure facilities and a choice of good pubs and eateries. Buses also run from the High Road into the city to give a choice of commuter routes. The flat has high ceilings and large windows making it light and airy and the view is fabulous.

Tenure: Share of freehold

Lease length: 948 years remaining.

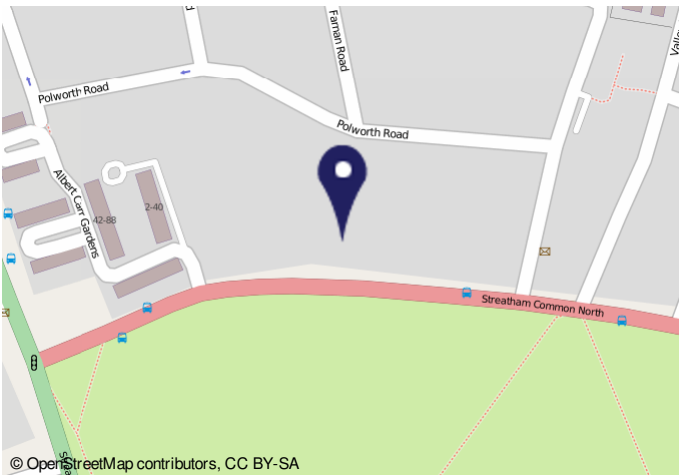
# Deepdene Court

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 91.3 sq m / 982 sq ft



## Second 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. (ID891000)



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20090202\_0119 Energy performance certificate (EPC) - Floor energy certificate - 000108

Energy performance certificate (EPC)										
<table border="1"> <tr> <td>Part 1 Property Deepdene Court 14 Polworth Road LONDON SE15 5JG</td> <td> <table border="1"> <tr> <td>Valid until</td> <td>18 September 2023</td> </tr> <tr> <td>Certificate number</td> <td>8912-0128-8000-8914-0228</td> </tr> </table> </td> </tr> <tr> <td>Property type</td> <td>Mid-floor flat</td> </tr> <tr> <td>Total floor area</td> <td>78 square metres</td> </tr> </table>	Part 1 Property Deepdene Court 14 Polworth Road LONDON SE15 5JG	<table border="1"> <tr> <td>Valid until</td> <td>18 September 2023</td> </tr> <tr> <td>Certificate number</td> <td>8912-0128-8000-8914-0228</td> </tr> </table>	Valid until	18 September 2023	Certificate number	8912-0128-8000-8914-0228	Property type	Mid-floor flat	Total floor area	78 square metres
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 **Rules on letting this property**  Properties can be let if they have an energy rating from A to E.  You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/624448/landlord-guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/624448/landlord-guidance.pdf)).  **Energy efficiency rating for this property**  This property's current energy rating is C. It has the potential to be B.  [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 |

<https://www.energy-certificates.gov.uk/energy-certificates/EPC-0128-8000-8914-0228>

**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.