

Grasmere Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£400,000

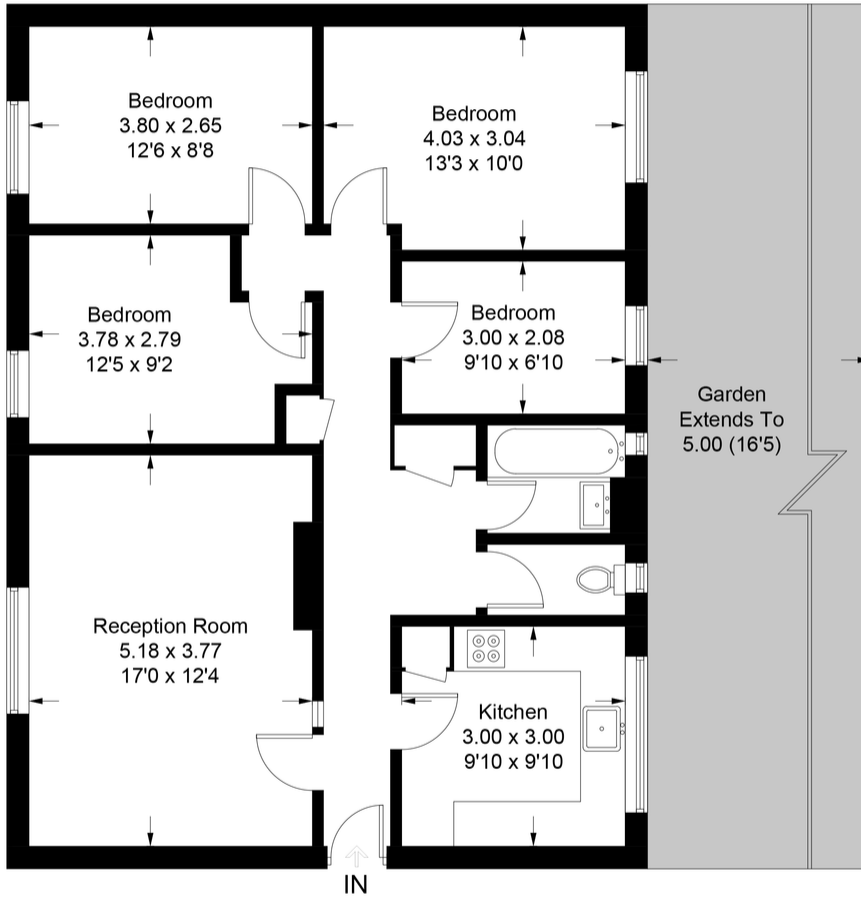
- Spacious four bedroom flat
- Private section of garden



A fabulous and extremely spacious four double bedroom apartment. The excellent accommodation also comprises a large reception room that is bright and west-facing, a modern separate kitchen, bathroom and separate W.C. It also comes with a private section of garden running the entire length of the rear of the property. It is smartly presented, with a long leasehold and is being offered to the market with no onward chain. An excellent first-home or rental investment.

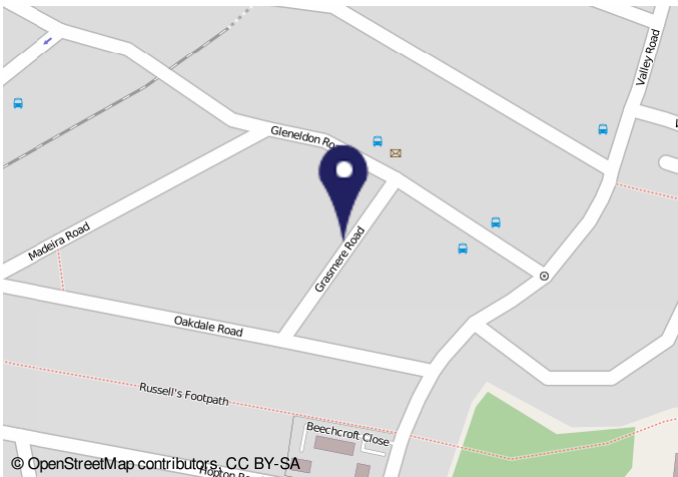
Grasmere Road

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft
 Store = 1.4 sq m / 15 sq ft
 Total = 89.5 sq m / 963 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID897961)



Energy performance certificate (EPC) - Floor energy certificate - 000/08

14 Lymington Road, Lymington	Energy rating: D	Valid until: 3 May 2025
Property type: Ground-floor flat	Current energy efficiency score: 45	Best possible energy efficiency score: 75
Total floor area: 88 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		
81-91	B		
69-80	C		
55-68	D	45	75
39-54	E		
21-38	F		
1-20	G		

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.