

Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£280,000

- One bedroom flat
- Excellently located for transport, opposite Streatham Station

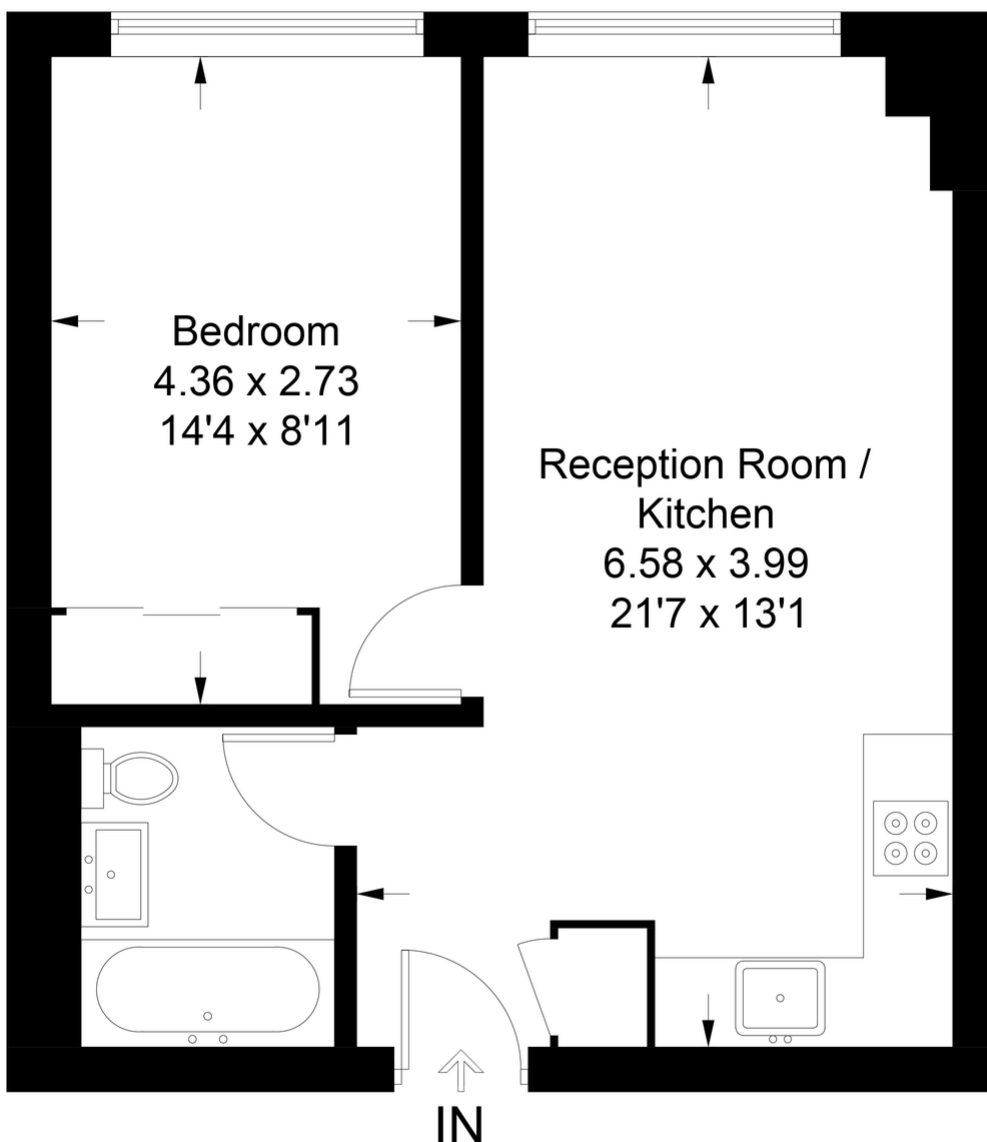


This one bedroom flat comprises; open plan kitchen/living room with built in appliances, double bedroom and modern bathroom suite. Streatham station is located directly opposite on the Thames Link service. Alternatively, the bus garage is also close by and the start of many bus routes into the city. There are plenty of local amenities on your doorstep including gyms, M&S Simply Food, Aldi and Tesco, leisure centre with ice skating rink and well regarded pubs. The open spaces of Streatham Common and The Rookery are also a short walk away.

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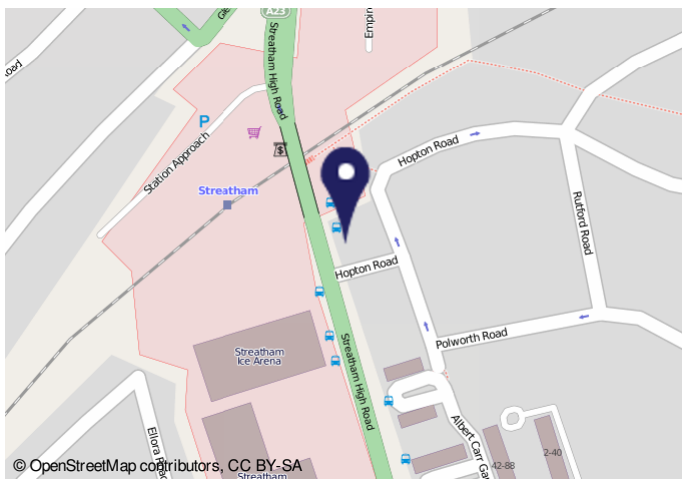
Hopton House

Approximate Gross Internal Area = 40.4 sq m / 435 sq ft



Ground 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. (ID830498)



2009202_1210 Energy performance certificate (EPC) - Floor energy certificate - 100/100

Energy performance certificate (EPC)		Valid until	18 December 2023
Field	Streatham High Road, STREATHAM	Certificate number	W01-2816-100-000-1125
Property type	Ground-floor flat		
Total floor area	38 square metres		

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/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

Energy efficiency rating for this property

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

[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

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.