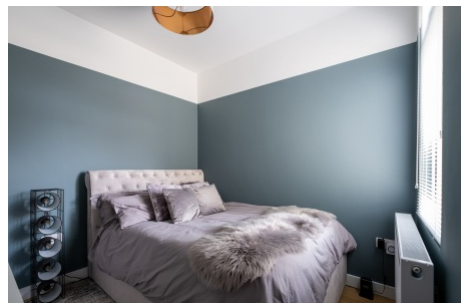
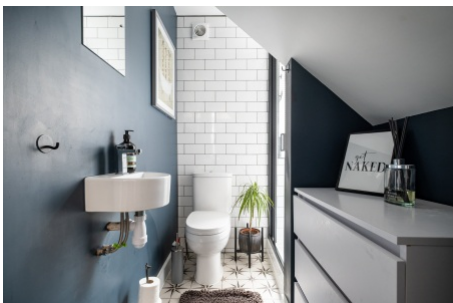


Fairmile Avenue , Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £300,000

- Stunning newly refurbished flat
- Private garden



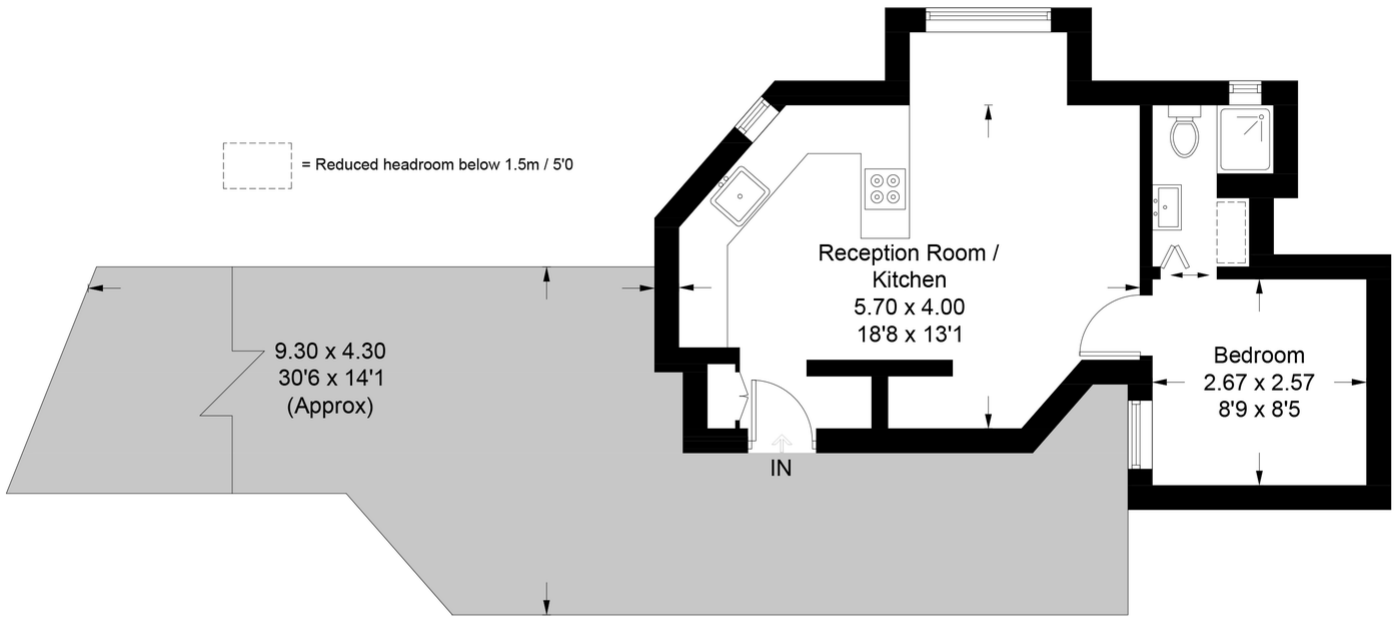
This stunning garden flat comprises; open plan kitchen/living room, double bedroom and a modern shower room. The whole flat has undergone a full refurbishment and has been beautifully finished. Additional benefits include, private entrance and a large private garden. Fairmile Avenue is within close proximity to Streatham station, the local amenities on the High Road and Tooting Bec.

Tenure: Leasehold

Lease length: 189 years from March 1981.

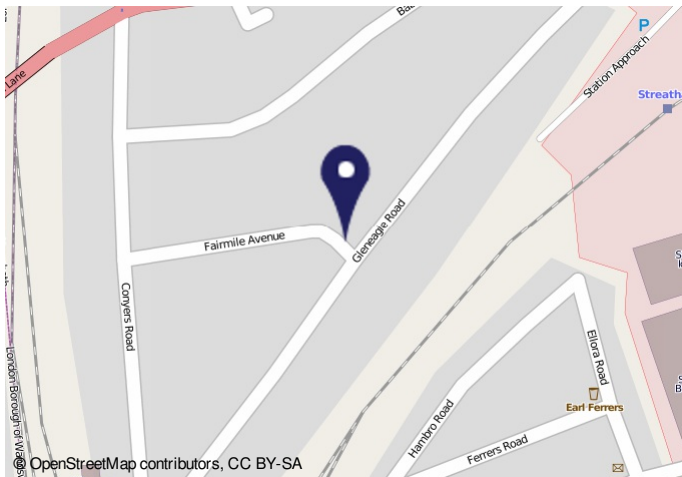
Fairmile Avenue

Approximate Gross Internal Area = 32.2 sq m / 347 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.3 sq m / 3 sq ft
 Total = 32.5 sq m / 350 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. (ID817954)



19122021_1641 Energy performance certificate (EPC) - Final energy certificate - 020/UK

Energy performance certificate (EPC)	
14 Gresham Avenue, Streaths	Valid until: 8 December 2031
Current rating: C	Certificate number: 4895-1665-0242-4896-0200
Property type: Ground-floor flat	
Total floor area: 38 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 [advice on exemptions on the exemptions and exemptions page](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446624/exemptions.pdf](#)).

Energy efficiency rating for this property

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

[See how to improve this property's energy efficiency](#)

The graph shows the 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.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	67	70
55-68	D		
49-54	E		
35-48	F		
1-34	G		

[https://www.energy-certificates.gov.uk/energy-certificates/19122021-1641-020-0200-0200](#)

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.