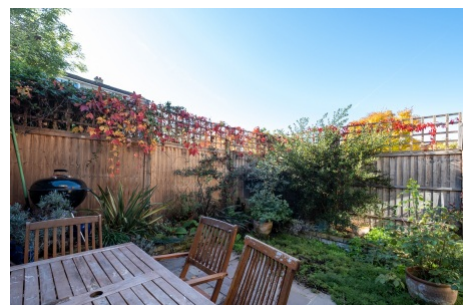


Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- **Fabulous two-bedroom flat**
- **Beautifully presented with private garden**



A beautiful ground floor two bed Victorian conversion on the quiet residential Wellfield Road. This property is in lovely condition and retains a lot of original features. The accommodation presents as either a very large one bedroom or two double bedrooms and open plan living accommodation onto a lovely secluded South-facing garden. The flat also has access to a large cellar area and bike shed. Wellfield Road is just off Streatham High Road allowing for the convenience of all the shops, bars and restaurants. Nearest stations are Streatham Mainline giving direct access to the City via Thameslink and London Bridge and Streatham Hill to Victoria.

Tenure: Leasehold

Wellfield Road

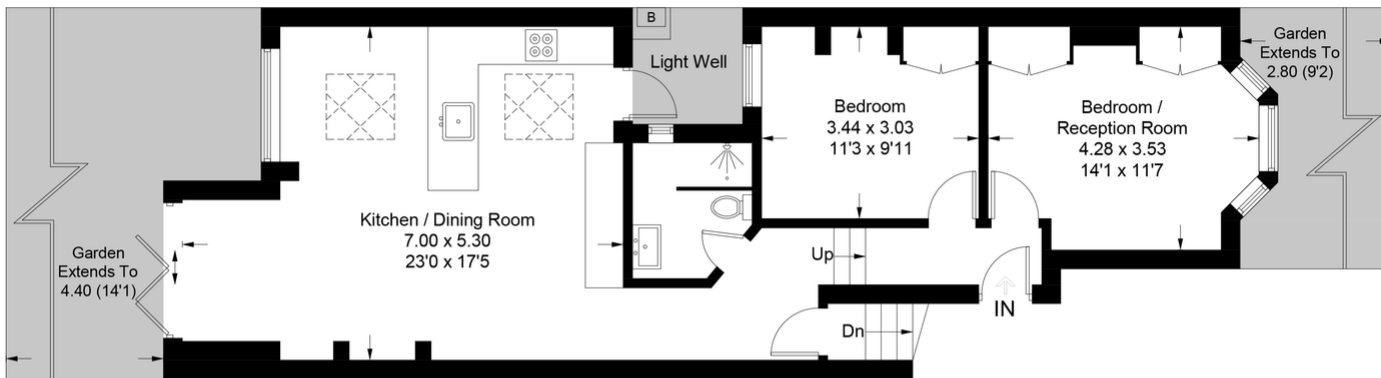
Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

Cellar = 6.3 sq m / 68 sq ft

(Excluding Reduced Headroom)

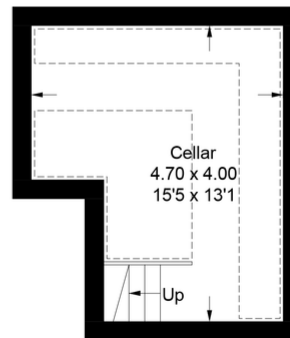
Reduced Headroom = 9.9 sq m / 106 sq ft

Total = 89.4 sq m / 962 sq ft



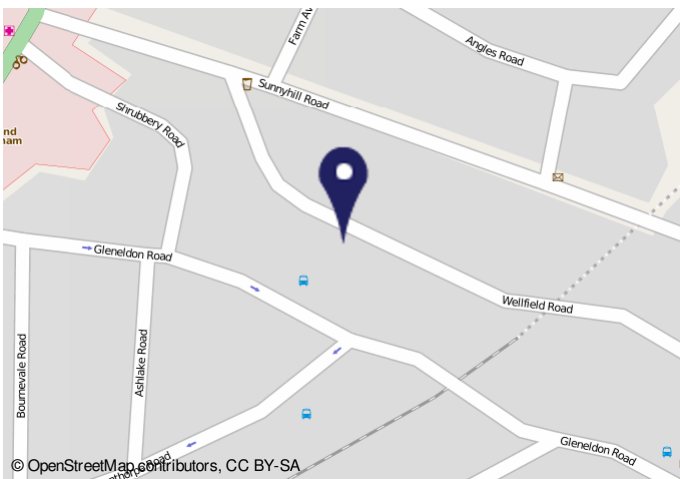
Ground Floor

= Reduced headroom below 1.5m / 5'0



Cellar

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. (ID909500)



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11110212 1027 Energy performance certificate (EPC) - Floor energy certificate - 00004

Energy performance certificate (EPC)		Valid until	18 November 2022
Ground Floor Flat	Energy rating	Current rating	C
Energy rating from 10/10/2008	Energy rating	Minimum rating	B
Property type	Ground-floor flat		
Total floor area	63 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/landlords-exemptions-and-exemptions-landlords-outlets](#))

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.

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.