

Leigham Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£525,000

- Huge three bedroom flat
- Approx 1244 square feet

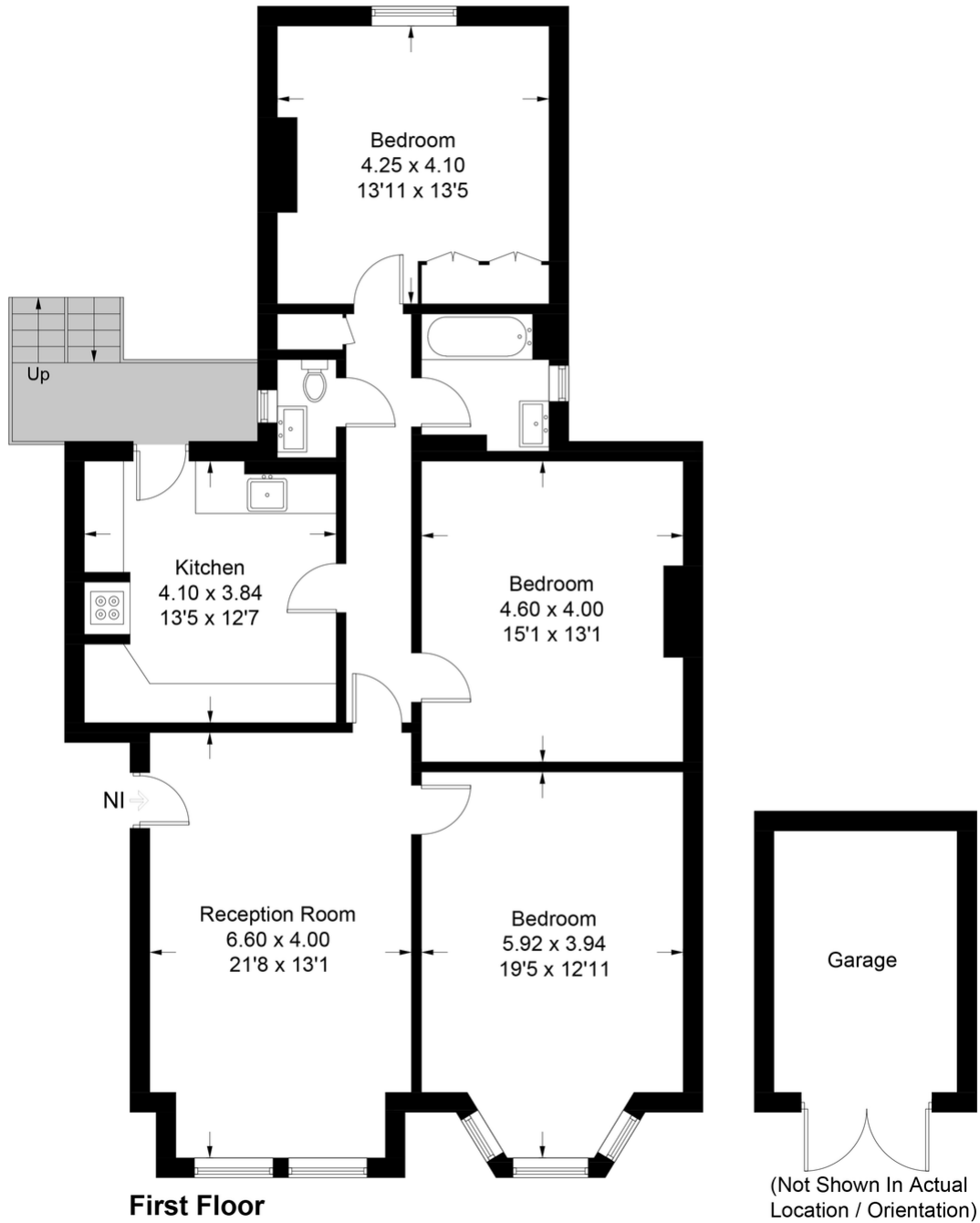


A stunning and huge three bedroom apartment, with eat-in kitchen and no onward chain. The internal space measures approx 1244 sq ft with large reception, three enormous double bedrooms and a modern bathroom. Endsleigh Mansions is on a quiet side-street just off the high road, a short walk from Streatham Hill Station and with great access to the excellent shops, bars and restaurants of the High Road.

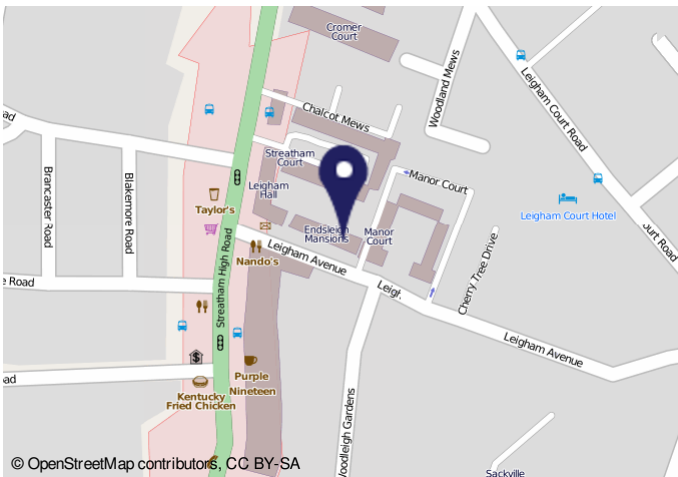
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Endsleigh Mansions

Approximate Gross Internal Area = 115.6 sq m / 1,244 sq ft
(Excluding Garage)



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. (ID910240)



2010021_1031 Energy performance certificate (EPC) - Floor energy certificate - 100/100

Energy performance certificate (EPC)		Valid until	18 October 2022
Full ID	Endsleigh Mansions	Current energy rating	C
Energy efficiency class	100/100	Current potential	A
Property type	Mid-floor flat	Properties are given a rating from A (most efficient) to G (least efficient)	
Total floor area	108 square metres	Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	

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>) and [exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>) for properties in England and Wales.

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 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.