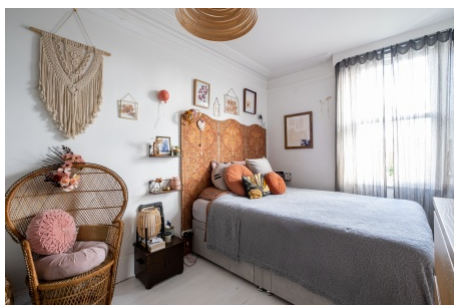


Mount Ephraim Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£475,000

- Two double bedroom period conversion
- Chain free

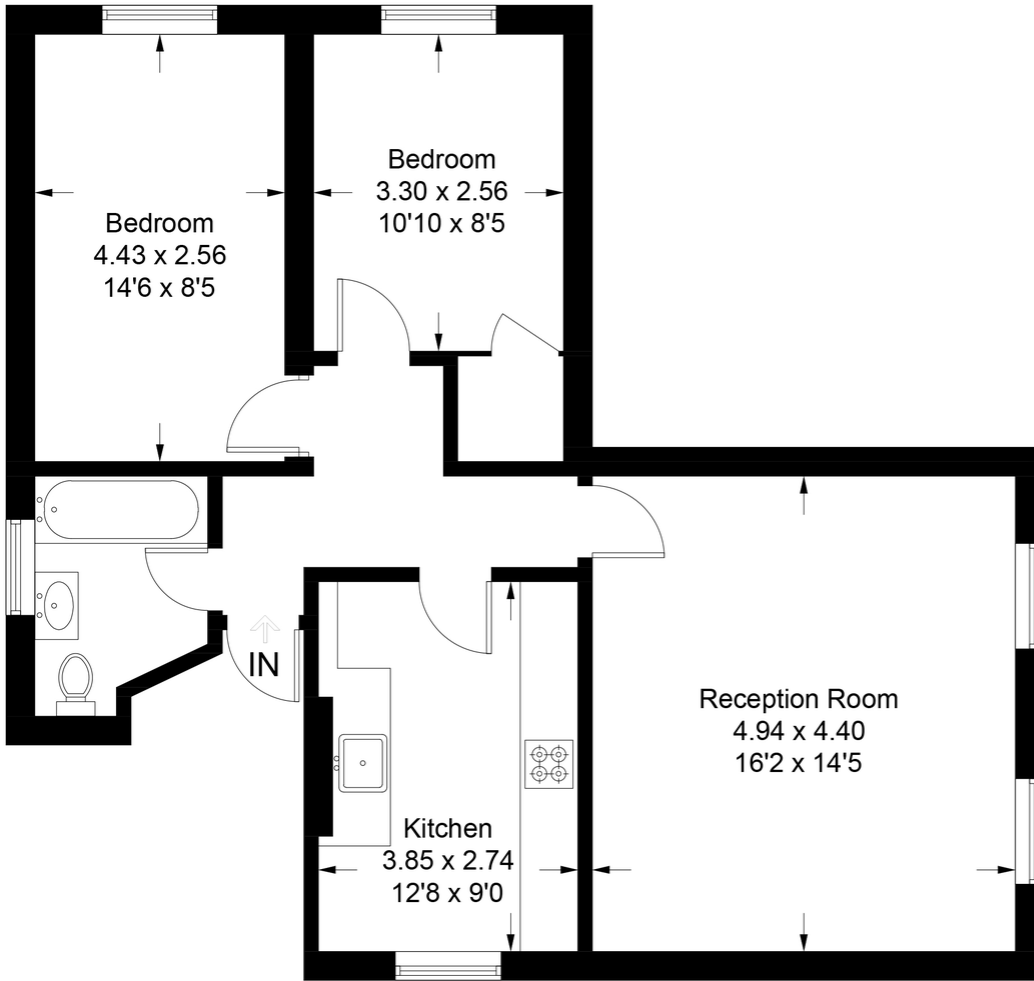


A beautiful and spacious two double bedroom flat forming part of an imposing detached Victorian house. The accommodation is airy and light throughout with well-proportioned rooms. The property also comprises a large south-facing reception room. This is in a very popular and quiet residential road off Streatham High Road boasting a wide variety of shops, bars and restaurants. Tooting Bec Common is situated at the other end of the road with Balham a short walk away, as is Henry Cavendish Primary School. Streatham Hill station connects directly to Victoria, London Bridge and Clapham Junction. There are also many bus routes giving access to the city from the High Road.

Tenure: Share of freehold

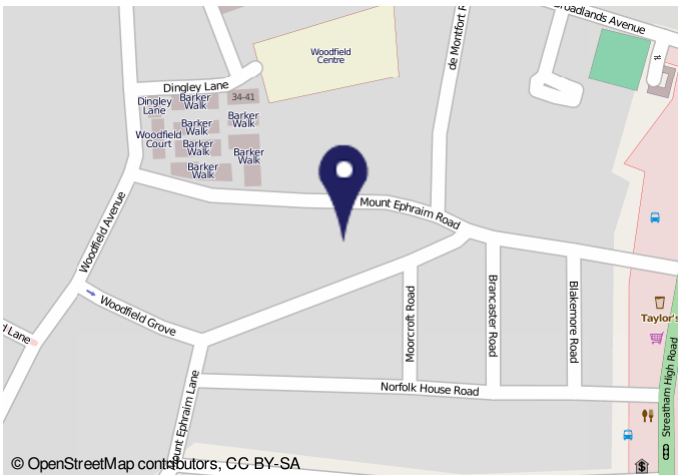
Mount Ephraim Road

Approximate Gross Internal Area
66.9 sq m / 720 sq ft



First 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. (ID503564)



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17110222_1632 Energy performance certificate (EPC) - Final energy certificate - 000048

Energy performance certificate (EPC)	
17110222_1632	16 November 2022
17110222_1632	Certificate number: 8123-1-228-7888-8114-2228
Property type	Mid-floor flat
Total floor area	62 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-when-letting-property-landlords-and-tenants](#))

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](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	C	
55-68	D		
35-54	E		
2-34	F		
1-10	G		

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.

<https://www.gov.uk/guidance/energy-ratings-when-letting-property-landlords-and-tenants>

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.