

## Woodleigh gardens, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£575,000**

- Ground floor maisonette
- Private garden

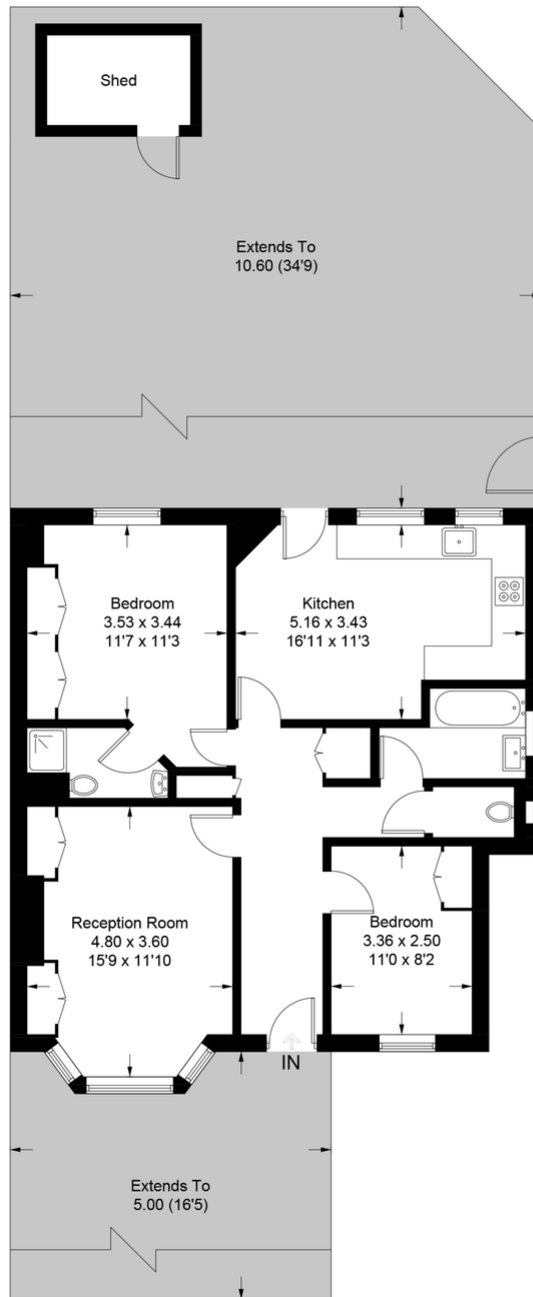


This spacious ground floor maisonette is situated on a lovely quiet road, moments away from Streatham High Road which offers a plethora of shops, bars and restaurants. This tree lined street is conveniently located for easy access into and out of the city with Streatham and Streatham Hill stations just a short walk away.

The property is in excellent condition and has been beautifully decorated throughout. It comprises of two double bedrooms one of which benefits from a spacious en-suite, an open plan kitchen-dining room which backs onto a stunning, private west-facing garden. There is also a separate reception room at the front of the property featuring a gorgeous bay window and an original fireplace. This property has a wonderful homely feel to it and is also being sold chain free!

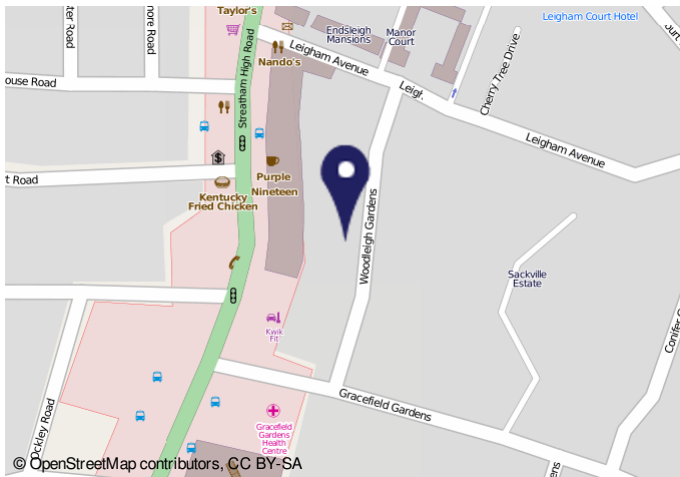
# Woodleigh Gardens

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft  
(Excluding Shed)



**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. (ID915215)



03/11/2023 10:30 Energy performance certificate (EPC) - Floor area energy - 000/08

Energy performance certificate (EPC)			
45 Woodleigh Gardens, Loughry, Wick, W92 7DZ	Energy rating: <b>D</b>	Valid until: 3 August 2033	Certificate number: W92 7DZ 0174 0004 0006
Property type	Ground-floor flat		
Total floor area	78 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/landlords-owners-tenants/mandatory-improvements/energy-efficiency-landlord-guidance](#))

**Energy efficiency rating for this property**

The property's current energy rating is D. 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		
55-68	D	49.14	61.14
39-54	E		
21-38	F		
1-20	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 and the average energy score is 60.

<https://www.energy-certificates.gov.uk/energy-certificates/0303-7628-0174-0004-0006>

**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.