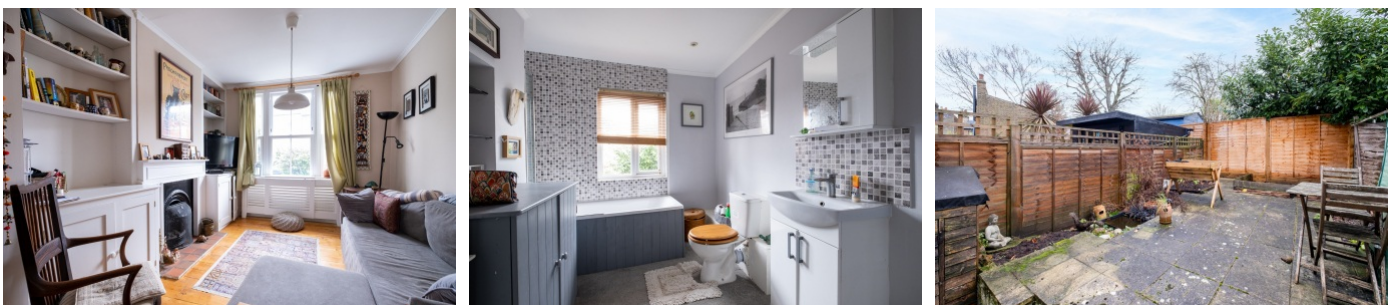


Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £575,000

- Delightful two bedroom cottage on popular road
- Period features

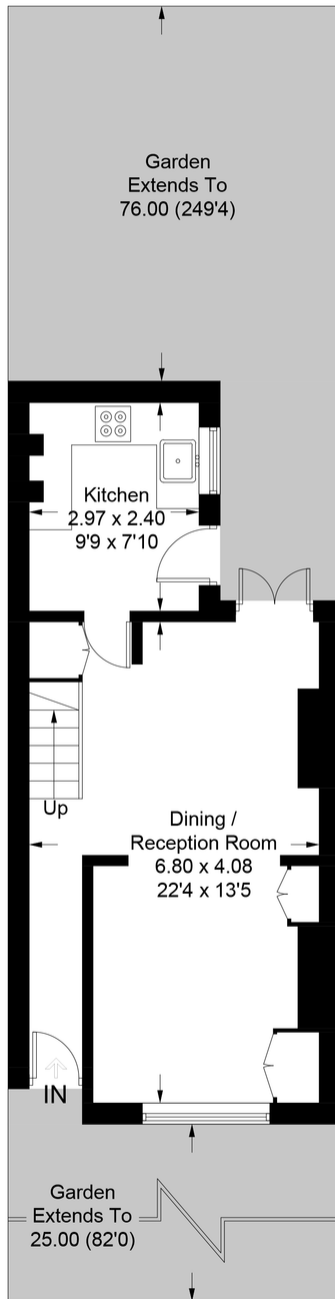


Located on a very sought after road in the middle of Streatham this is a lovely two bedroom mid terrace cottage. The garden is well proportioned and the accommodation has charm and character throughout. The bathroom is upstairs which is not the case for many cottages on the road and has recently been renovated. A short walk to the high street will give you access to shops, bars and restaurants and either Streatham Hill or Streatham stations providing alternative links into the city.

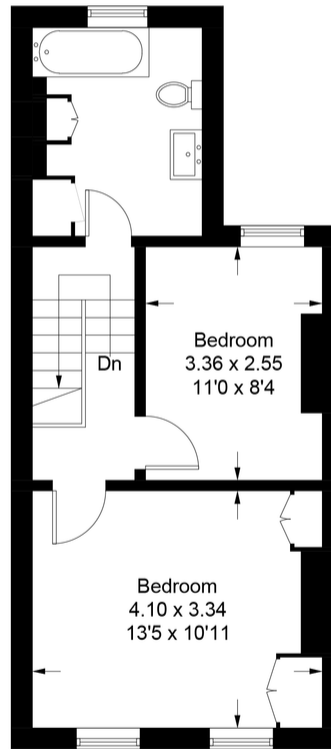
Council tax band: E

Wellfield Road

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



Ground Floor



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. (ID928416)



2011/02/23, 08:44 Energy performance certificate (EPC) - Final as energy certificate - 0001/UK

Current EPC Rating	Energy Rating	Valid until	Issue date
CONCISE	D	31 January 2013	30 January 2013
10/100		Certificate number: 2880-1019-4228-1017-1036	

Property type: Mid-terrace house
Total floor area: 73 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 [here](#). You can also read guidance on the regulations and exemptions [here](#).

How this energy certificate was generated: [Energy Certificate Generation Software](#)

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.