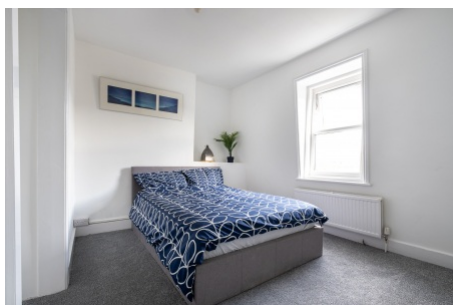


Kempshott Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

- Newly refurbished two double bedroom flat
- Top floor, close to station

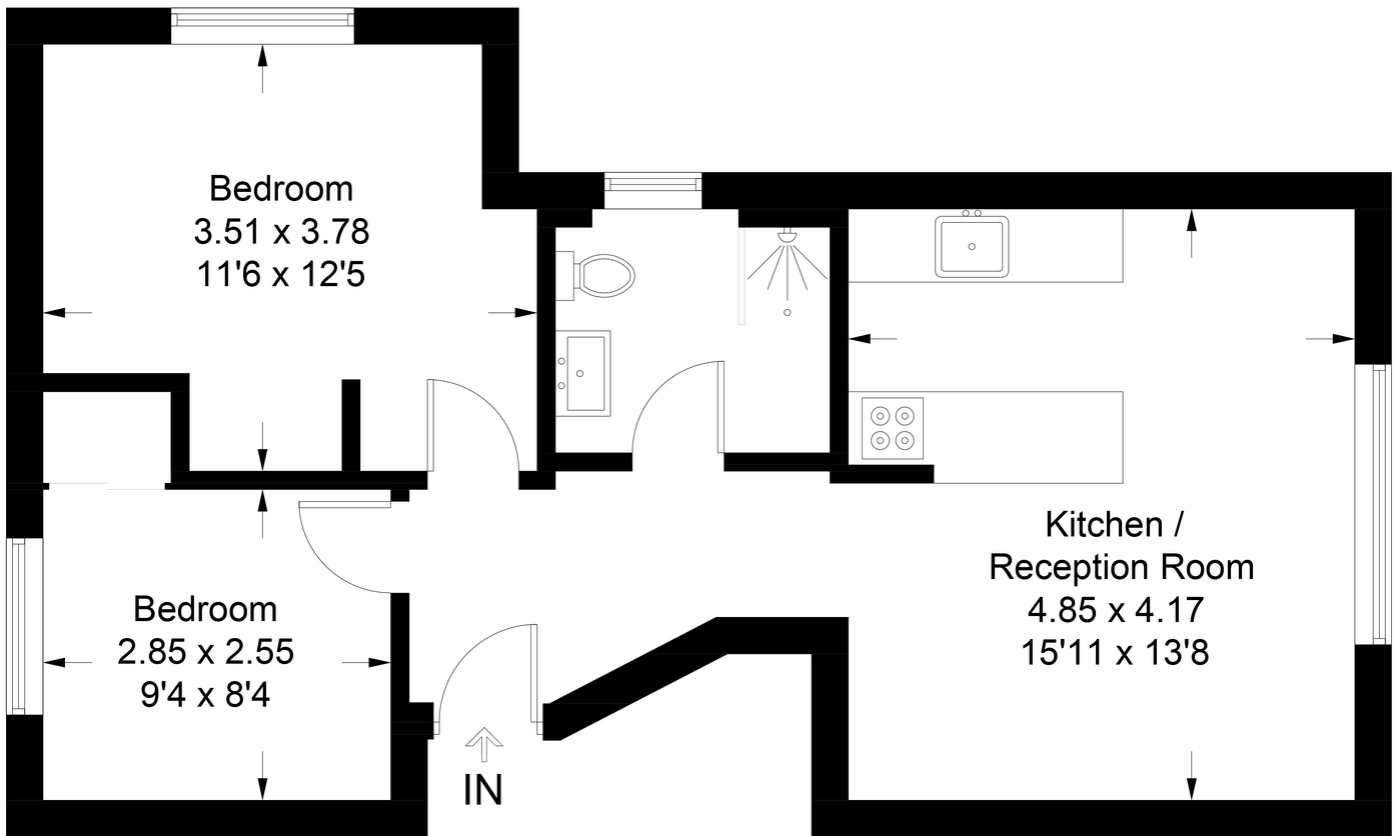


Fabulous light and airy two double bedroom flat with all new fittings and flooring. Built in wardrobes, loft storage, double glazed and new boiler. It is a five minute walk to Streatham Common Station which connects to London Bridge and Victoria or Streatham station is only a little further on the Thames link service. The common and a choice of popular pubs and shops are all close by. Sold with no ongoing chain.

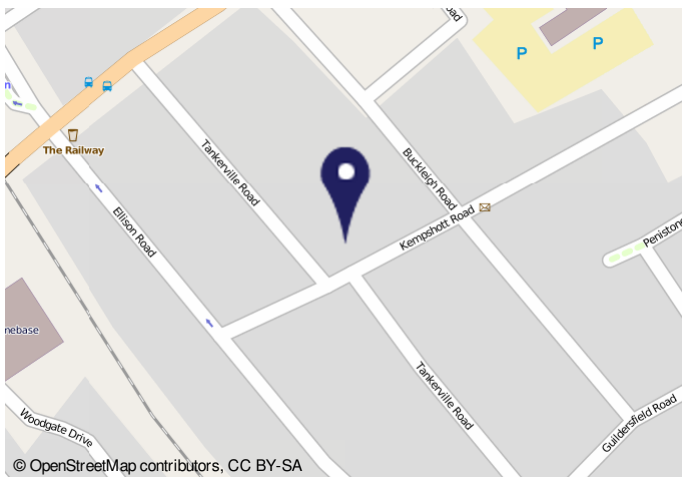
In line with the 1989 Estate Agents act we inform you the owner is related to an employee of Brooks Estate Agents.

Kempshott Road

Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



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. (ID897963)



13892022, 11:30 Energy performance certificate (EPC) - Flat as energy certificate - 00010K

Energy performance certificate (EPC)

File ID EPC 52 Kempshott Road SOMERSET TA5 7LH	Energy rating C	Valid until 11 September 2032
Property type Top-floor flat	Current condition number 9687 2898 7281 4762 4288	

Total floor area
52 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 on landlords on EPC regulations and exemptions](#) (<https://www.gov.uk/government/guidance/landlords-and-tenants>)

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

View this energy certificate online: <https://www.gov.uk/energy-certificates/4432-2898-7281-4762-4288>

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.