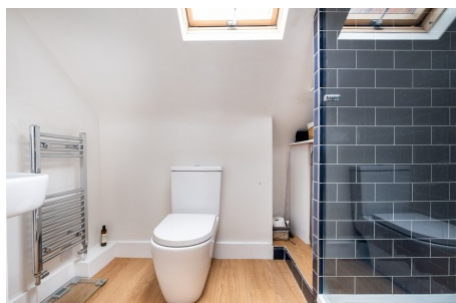


## Madeira Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£450,000**

- Victorian conversion
- Spacious top floor flat



A very spacious and bright, top floor, two double bedroom flat with large reception room and separate kitchen. This Victorian conversion is well presented and in good decorative order, with a private roof terrace accessed from communal stairs. Madeira Road is a short walk from Streatham Station, the wide-open spaces of Streatham Common and the excellent shops, bars and restaurants of the high street.

Tenure: Leasehold

Lease length: TBC

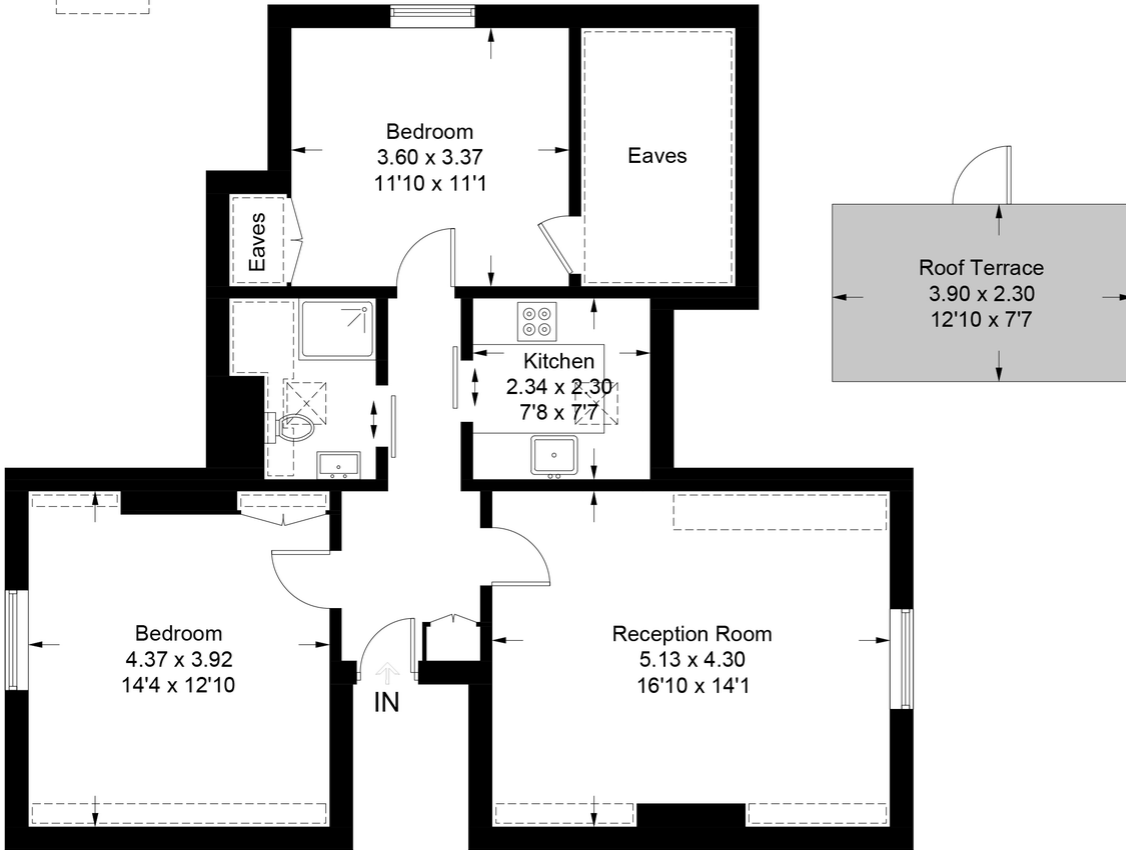
Call us on 0208 769 8000

# Madeira Road

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft  
 (Excluding reduced headroom / Eaves)  
 Reduced Headroom = 13.0 sq m / 140 sq ft  
 Total = 78.1 sq m / 841 sq ft

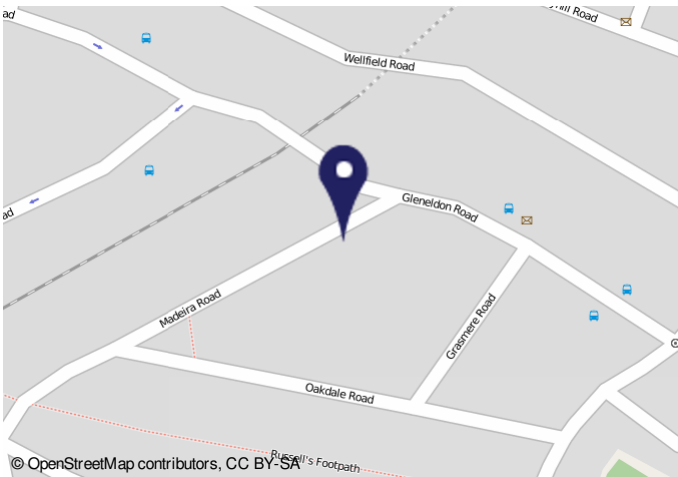


= Reduced headroom below 1.5m / 5'0"



## Second 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. (ID941032)



Energy performance certificate (EPC) - Full air energy certificate - GOV.UK

Property address 5, Madeira Road CONDON GLoucestershire	Energy rating <b>D</b>	Valid until 30 February 2023
Property type Top-floor flat	Certificate number 500-2138-6822-8828-1478	
Total floor area 87 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](#) ([GOV.UK](#)) or [guidance for tenants on their energy efficiency standard landlord](#) ([GOV.UK](#)).

**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](#).

The graph shows this 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

**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.