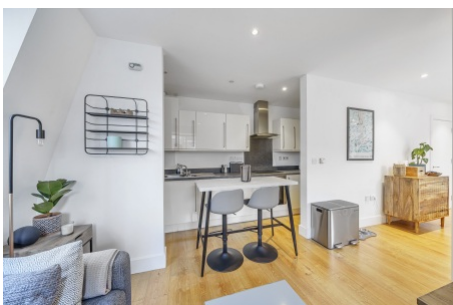


Endsleigh Mansions, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£260,000

- Beautiful condition, very spacious and bright
- Gated off-street, allocated parking space



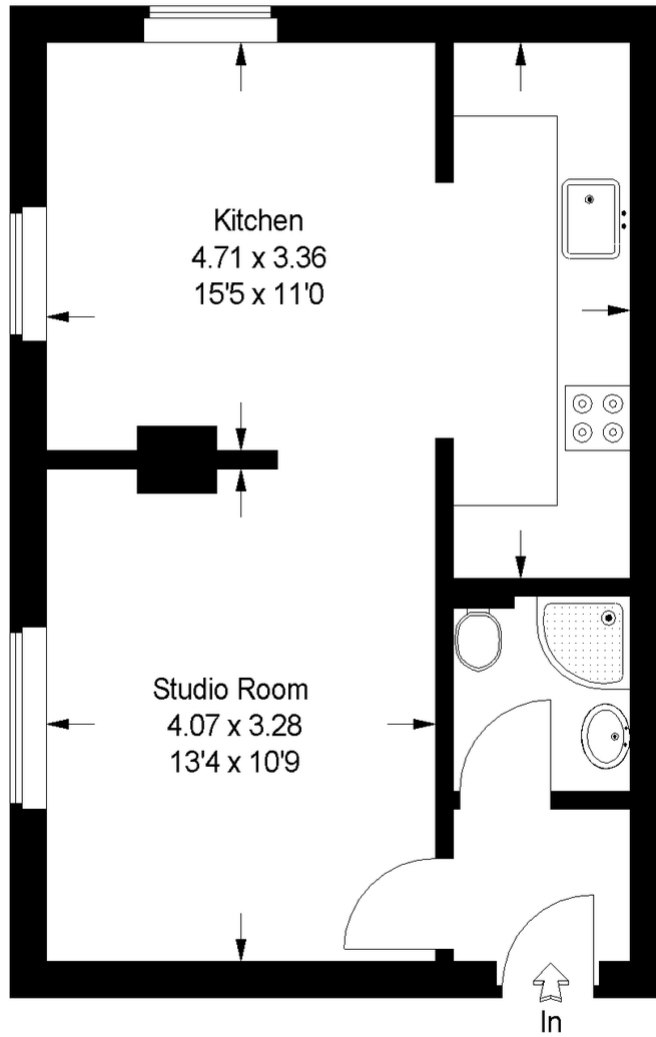
A beautiful and very spacious studio that has separate bedroom area, reception and kitchen and is larger than many one bedroom flats. Endsleigh Mansions is just off Streatham High Road and within close proximity of Streatham Hill station and the excellent array of shops, bars and restaurants. The flat is top-floor, with nice views, lots of natural light and no onward chain. It also benefits from gated off-street parking with an allocated space.

Lease length: 113 years remaining

Annual ground rent: £150

Endsleigh Mansions

Approximate Gross Internal Area :-
36 sq m / 387 sq ft

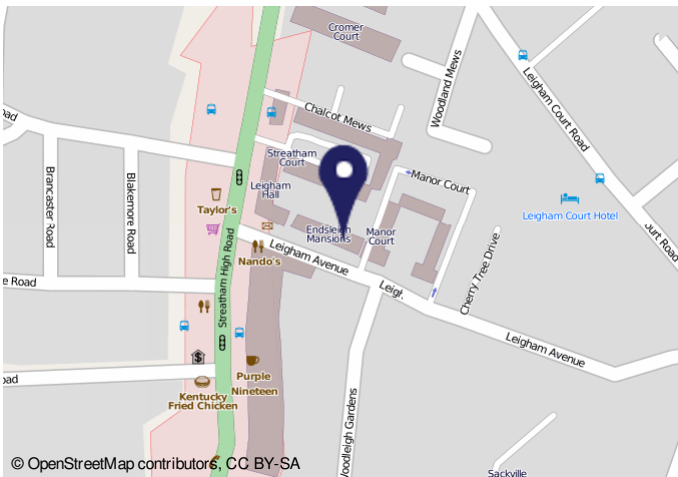


Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID12301)



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5002202_1001 Energy performance certificate (EPC) - Private energy certificate - 02/01/2018

Energy performance certificate (EPC)		Valid until	3 February 2022
Full name of the property	Endsleigh Mansions	Current energy rating	C
Address	Leigham Avenue, Leigham Court, Leigham	Estimated energy consumption (kWh/m ² /year)	480 (480-600) (110-120)
Property type	Top-floor flat	Properties are given a rating from A (most efficient) to G (least efficient)	
Total floor area	37 square metres	Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and associated costs http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69303/energy_rating_guidance_for_landlords.pdf

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.](#)

Score	Band	Color	Current	Potential
92-100	A	Dark Green		
81-91	B	Light Green		
69-80	C	Yellow-Green	11.5	12.5
55-68	D	Yellow		
49-54	E	Orange		
41-48	F	Red-Orange		
1-40	G	Red		

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://www.energy-certificates.gov.uk/energy-certificates/5002202-1001-0201-1800-1110-0201-1800>

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.