

Wellfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£350,000

- Beautifully presented one bedroom flat
- On a popular quiet residential road

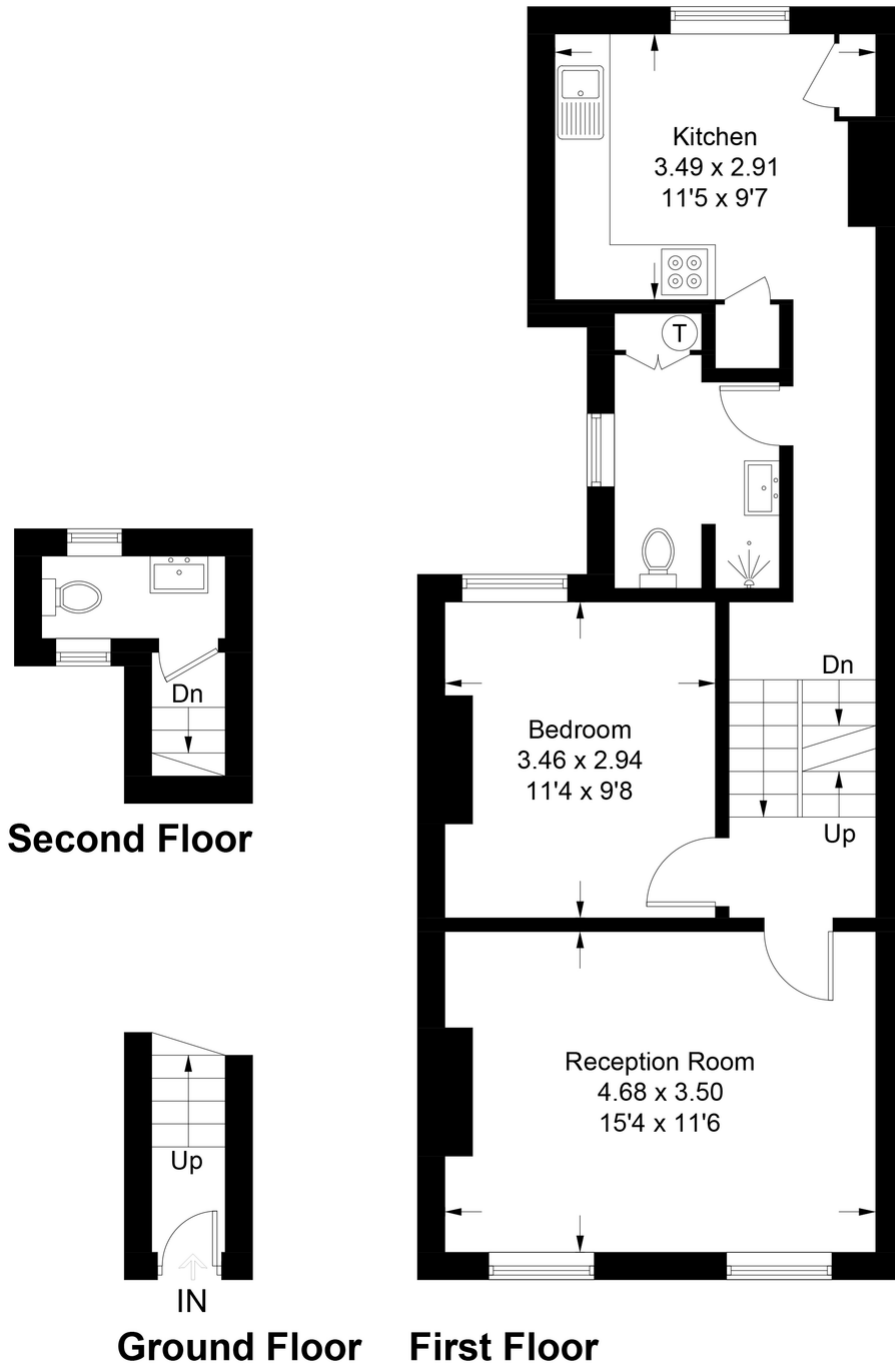


A bright and spacious first floor Victorian conversion comprising large reception room, double bedroom, shower room and eat-in kitchen, plus an additional W/C. The property retains its period features and is in lovely condition, with plenty of storage. Wellfield Road is a popular residential road, with a community feel and located a short walk from the shops, bars and restaurants of Streatham High Road, as well as the green spaces of Streatham Common and The Rookery. The closest stations are Streatham Mainline giving direct access to the City and London Bridge via Thameslink or Streatham Hill to Victoria.

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Approximate Gross Internal Area = 57.8 sq m / 622 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. (ID966442)



Energy performance certificate (EPC)

Full Plan for the QUAKER ROAD 1521'S site

Energy rating: **D** Valid until: 12 Aug 2028

Certificate number: 999-4723-480-410-2298

Property type: Top-floor flat

Total floor area: 51 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](#) ([link to the guidance document](#)) or visit [www.gov.uk/guidance/energy-efficiency-standards-landlord](#)

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

Score: Energy rating: Current: Potential

100+ A 92-100 B 82-91 C 72-81 D 62-71 E 52-61 F 42-51 G 1-41

Current: D (62) Potential: C (72)

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.