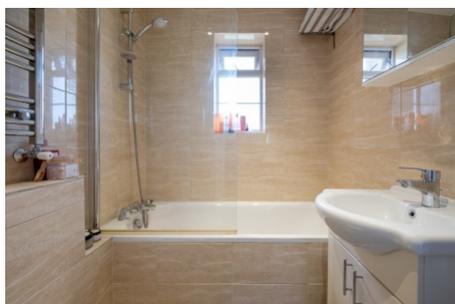


## Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£325,000**

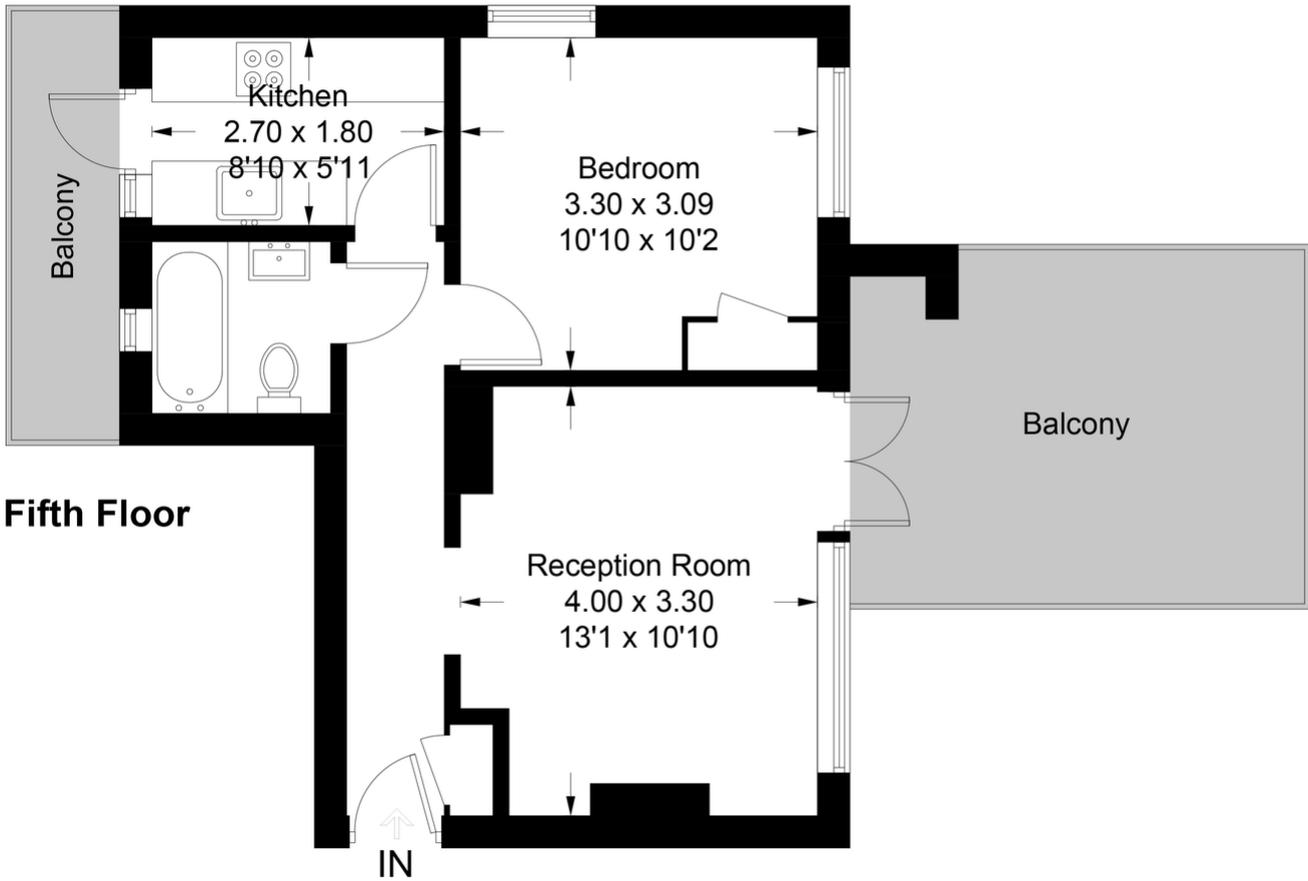
- Large roof terrace overlooking the Common
- Smart one bedroom flat



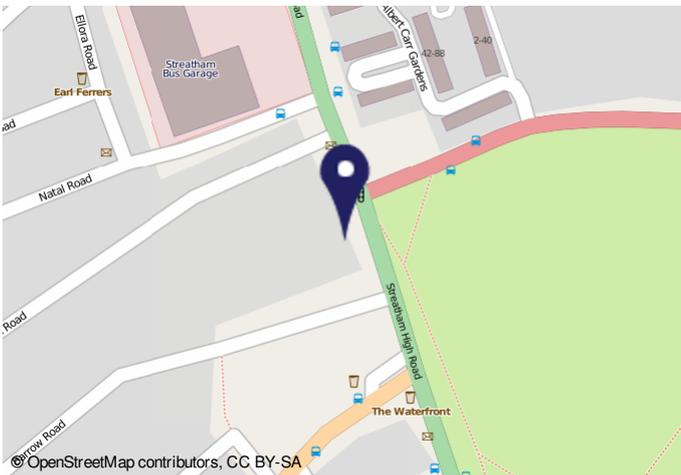
A beautifully presented one bedroom flat that looks out onto Streatham Common. The real selling point for this property is the large roof terrace with ample room for seating and entertaining which also faces the common and is the perfect spot to relax in on a sunny afternoon. The flat has telephone entry and lift access as well as a balcony at the back of the property overlooking London. This part of the high road benefits from a variety of lovely gastro pubs, cafe's, large supermarkets and leafy green walks. Another advantage of the flats location is its proximity to two well-connected stations, Streatham (via City Thames Link) and Streatham Common station, as well as the fantastic bus routes with a stop moments away from the flats front door, making getting in and out of the city, quick and easy.

# Commonside Court

Approximate Gross Internal Area = 38.3 sq m / 412 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. (ID973981)



Energy performance certificate (EPC) - Flat or energy certificate - GOV.UK

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Energy performance certificate (EPC)	
Full name: Commonside Court, Commonside High Road, Streatham, PO19 1LJ	Issue date: 31 November 2024
Property type: Top-floor flat	Certificate number: 5088-4865-4223-9434-2898
Total floor area: 27 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 duties](#) ([GOV.UK](#)).

**Energy rating and score**

This property's current energy rating is E. 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 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 and 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.