

## Wellfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£650,000**

- Charming two bedroom cottage
- Very desirable road



Located on one of the most attractive and well regarded roads is this delightful two bedroom cottage. It benefits from having front and rear gardens and overlooking a community garden to add to the feeling of privacy and seclusion. The house boasts many original features and is light and airy with recently refurbished kitchen and shower room. Streatham and Streatham Hill stations are both in easy reach and along with bus routes on the high road give a choice of routes into the city. The high road provides an array of shops, bars and restaurants.

Council tax band: D

# Wellfield Road


Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

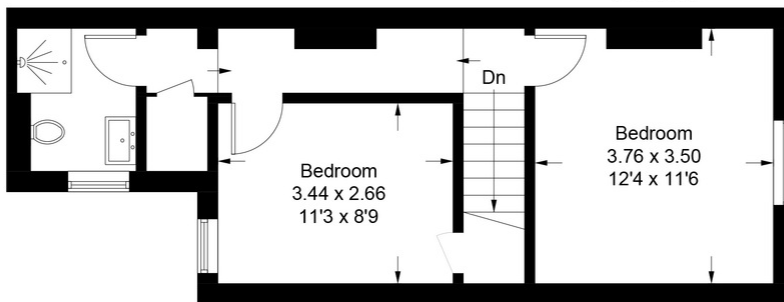
External Storage = 1.8 sq m / 19 sq ft

Reduced Headroom = 1.0 sq m / 11 sq ft

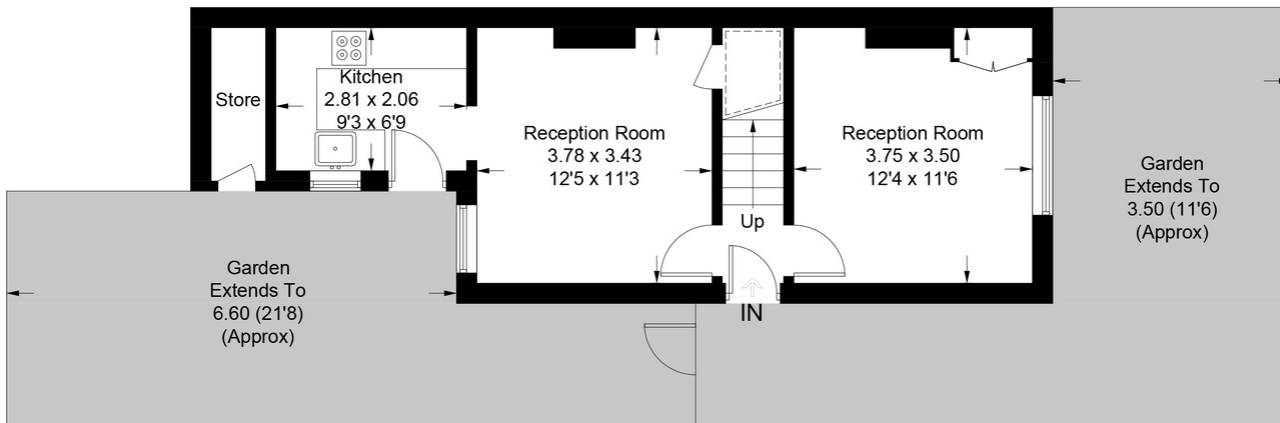
Total = 75.5 sq m / 812 sq ft



 = Reduced headroom below 1.5m / 5'0"

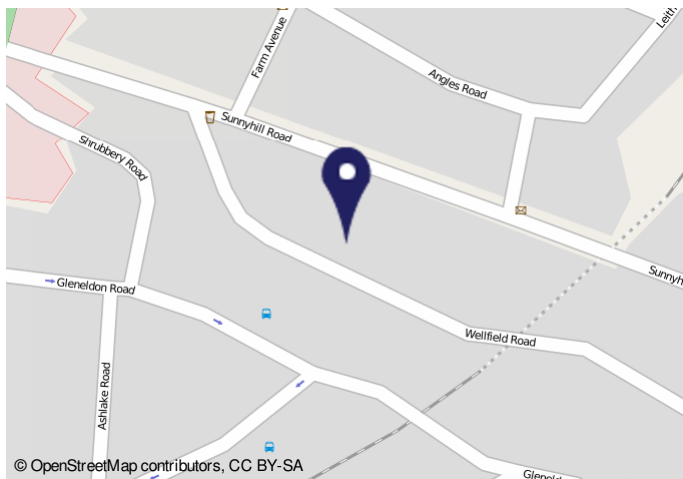


## First Floor



## Ground 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. (ID1020151)



24/10/2023, 11:07 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
Property address 20 Wellfield Road LONDON SE17 1ET	Energy rating <b>C</b> Valid until: 31 October 2033 Certificate number: 2771-2611-2380-4177-4268
Property type Semi-detached house	Total floor area 78 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's current energy rating is C, it has the potential to be B.

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

**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.