

Emma's



Flat b, 197 Streatham High Road, London, SW16 6EG

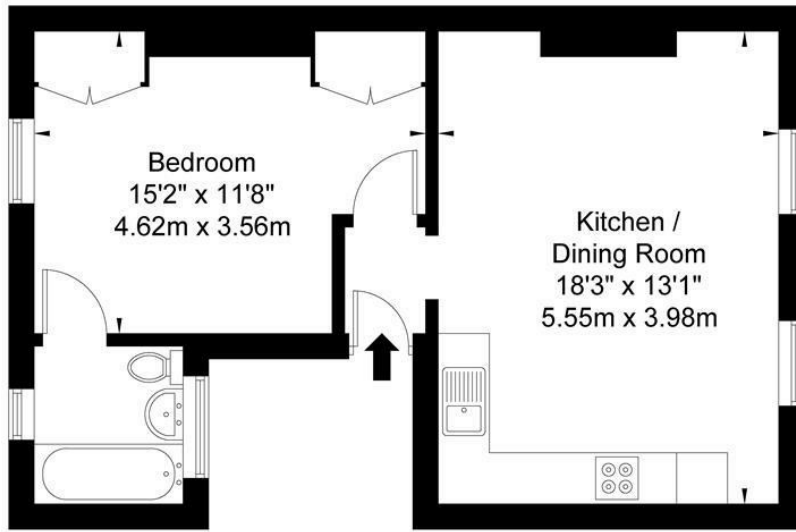
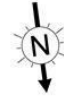
A bright one double bedroom, furnished, second floor flat with large windows, neutral modern decor, fixtures and fittings overlooking Streatham High Road.

- Wood-laminate floors throughout
- Second floor flat (no lift)
- Light and spacious
- Neutral modern decor, fixtures and fittings
- Minutes from Streatham Station
- Walking distance from Tooting Bec Common
- Vibrant neighbourhood with local amenities

£1,450 Per Calendar Month

Streatham High Street, SW16 6EG

Approx. Gross Internal Area = 42.5 sq m / 457 sq ft



Second Floor

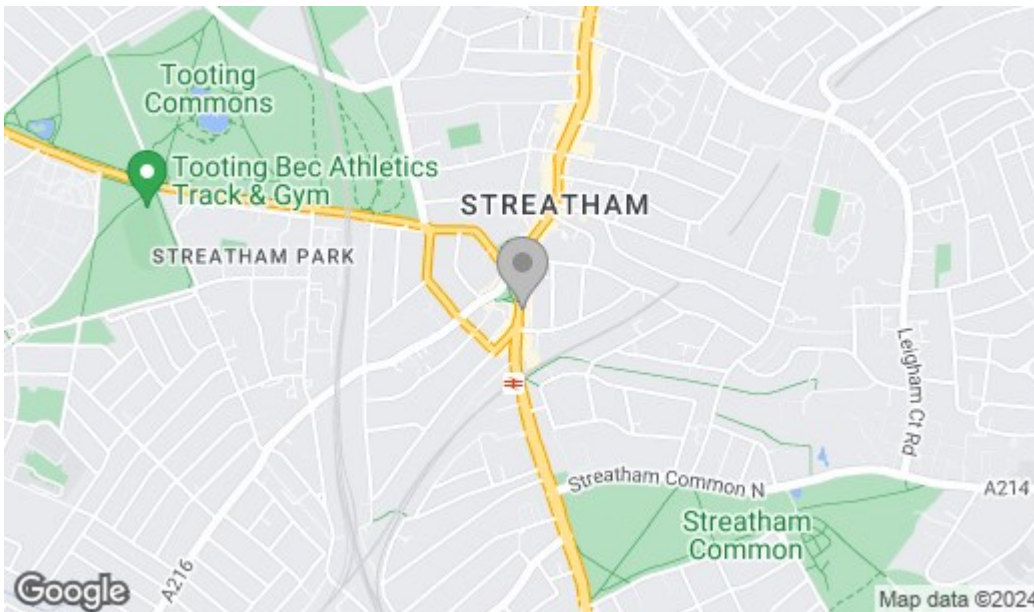
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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