

## Norfolk House Road, Streatham SW16

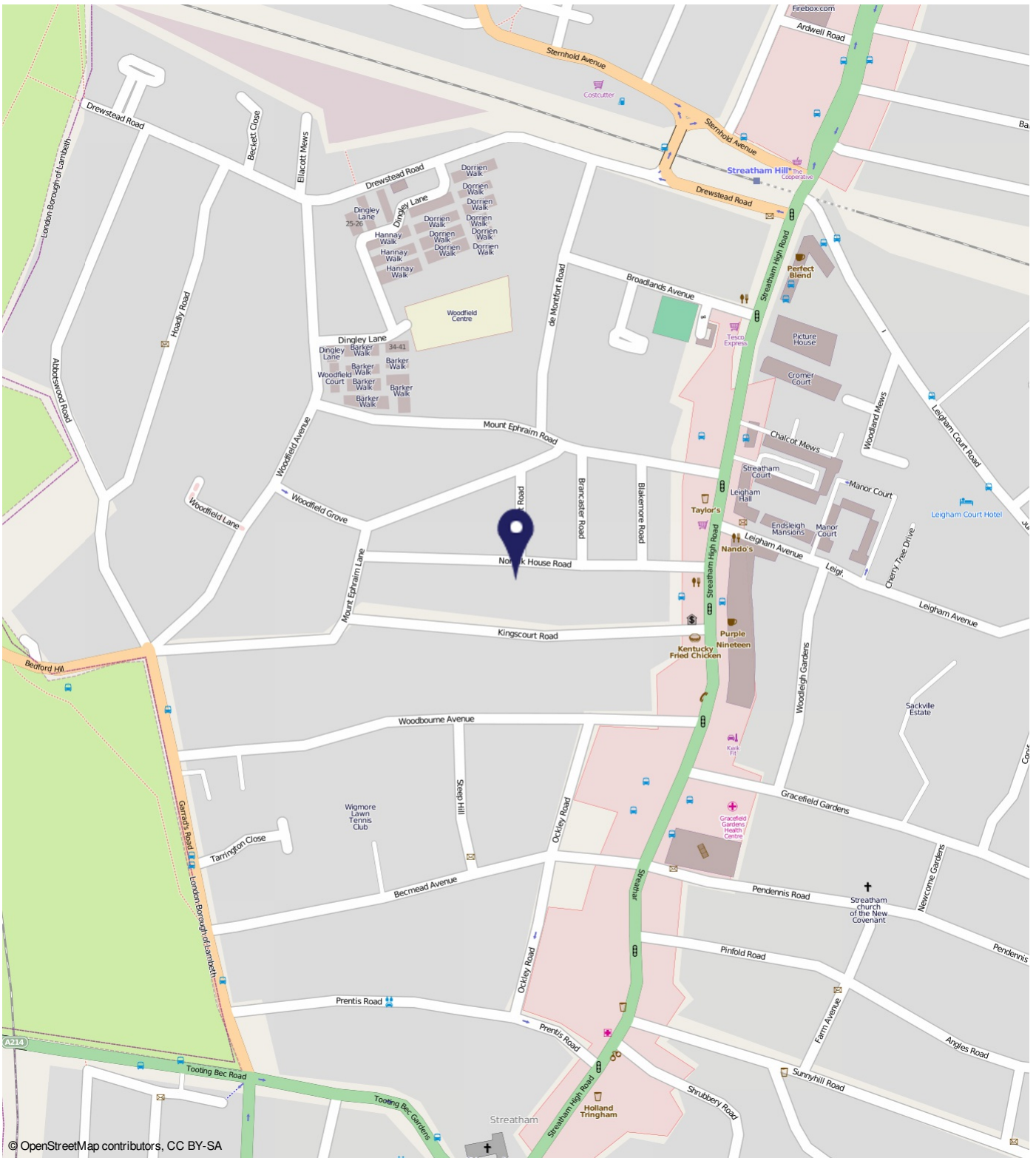
Borough: Lambeth

**£3,200 pcm**

- Four double bedrooms
- Double reception room



A fabulous four double bedroom period house with accommodation arranged over three floors. The house retains many original features and is bright and neutrally decorated throughout. The ground floor comprises; double reception room, modern fitted kitchen/ breakfast room with integrated appliances; including a dishwasher, WC, basement and private garden. Upstairs there are three double bedrooms, contemporary family bathroom with bath tub and separate shower and master bedroom to the front with bay window and stylish en suite bathroom. The property has been refurbished to a high standard throughout and is equipped with a Megaflo system for high pressure showers. Located within close proximity of Streatham Hill BR and Tooting Bec Common. Furnished. Please note there is an additional £80.00 per month charge, for a cleaner, arranged by the landlord.



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## Norfolk House Road, Streatham SW16

### Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles
- To Balham Underground Station 1.1 miles
- To Balham Rail Station 1.1 miles

### Energy performance certificate (EPC)

96, Norfolk House Road LONDON SW16 7JA	Energy rating <b>D</b>	Valid until 27 November 2030
	Certificate number 881-8329-7888-3715-7938	

**Property type**  
Mid-terrace house

**Total floor area**  
144 square metres

**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 conditions and exemptions that apply to your energy performance certificate \(EPC\) and property compliance with the regulations](#).

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

**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.