

Farnan Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£475,000

- Two double bedrooms
- Private garden

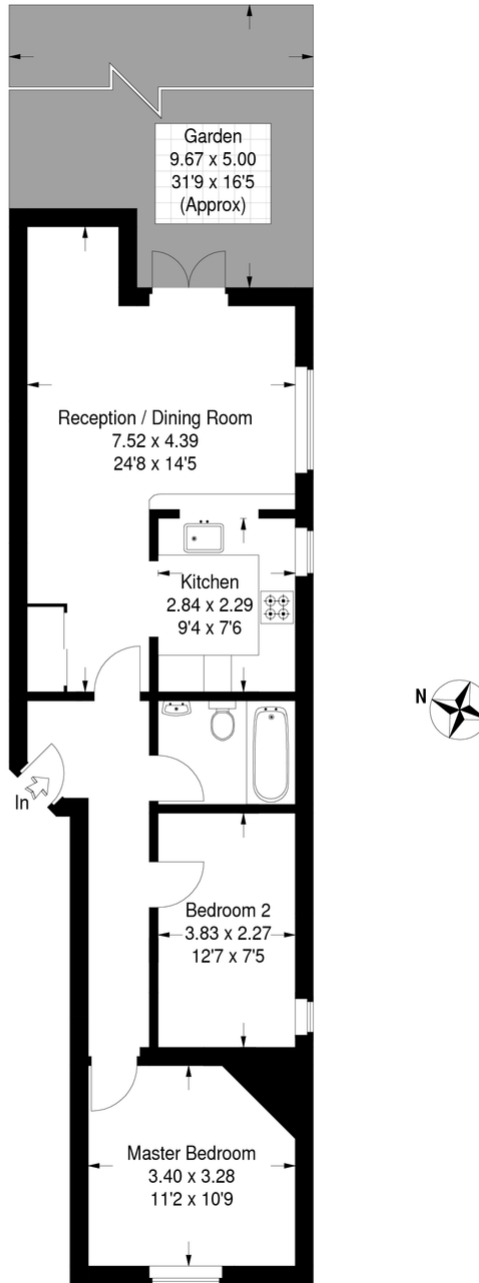


A charming two double bedroom flat in a converted Victorian school situated on the ground floor. The property has solid wooden flooring in the open plan living and kitchen area. The reception room flows out on to a private garden with lawn and decking.

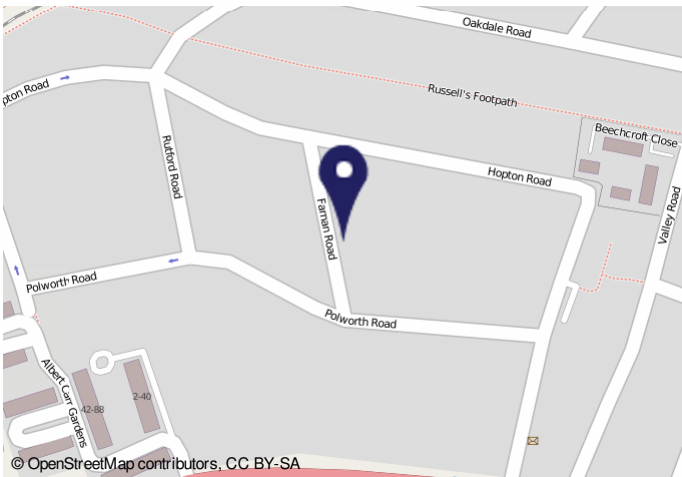
The property is in good condition and benefits from a private parking space. Farnan Road is situated close by to the Streatham Hub area with the new development and leisure centre and open space of Streatham Common and The Rookery as well as all the bars, restaurants and shops on the High Road. Streatham mainline station is the closest with direct links to London Bridge and the City as well as Streatham bus garage with direct routes into town.

Farnan Hall

Approximate Gross Internal Area
64 sq m / 689 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID260559)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
55	63	58	63

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	
Current	Potential
Energy use: 291 kWh per year	249 kWh per year
Carbon dioxide emissions: 3.5 tonnes per year	3.0 tonnes per year
Lighting: £79 per year	£31 per year
Heating: £352 per year	£252 per year
Hot water: £113 per year	£102 per year

You could save up to £197 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with servicing, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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.