

Harborough Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£625,000

- Stunning two-three bedroom maisonette
- Purpose-built Edwardian

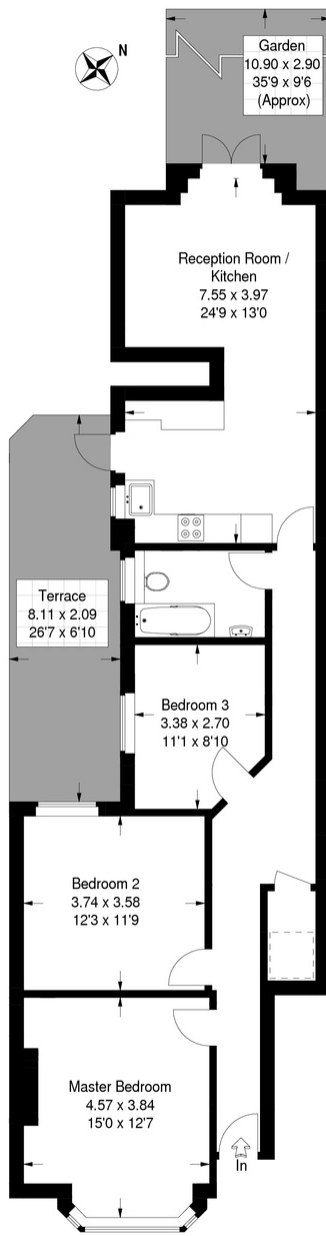


A truly lovely two-three bedroom ground floor maisonette with its own private entrance. The property is on the extremely popular Harborough Rd and is a lovely example of Edwardian architecture.

This property has been wonderfully refurbished to a high standard, has a private garden and can be laid out as two beds and two receptions or three bedrooms and one. Harborough Road is in close proximity of Streatham Hill station and the excellent shops, bars and restaurants of the area.

Harborough Road

Approximate Gross Internal Area
(Excluding Reduced Headroom)
89.5 sq m / 963 sq ft
Reduced Headroom = 0.8 sq m / 9 sq ft
Total = 90.3 sq m / 972 sq ft



Ground Floor

--- = Reduced headroom below 1.5 m / 5'0

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. (ID274790)



Energy Performance Certificate

Ground Floor Flat, 108 Harborough Road, LONDON, SW16 2XW
 Dwelling type: Ground floor maisonette Reference number: 0241-2852-7785-6656-7131
 Date of assessment: 12 August 2016 Type of assessment: RdSAP existing dwelling
 Date of certificate: 01 September 2016 Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 1,662
Over 3 years you could save		£ 165

Estimated energy costs of this home			Potential costs	Potential future savings
Lighting	£ 247 over 3 years	£ 195 over 3 years	£ 50 over 3 years	You could save £ 165 over 3 years
Heating	£ 682 over 3 years	£ 509 over 3 years	£ 173 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	£ 0 over 3 years	
Total	£ 1,662	£ 1,437	£ 225	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The suitable energy use for heating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficient: low energy costs	Current	Potential
77	72	78

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£ 115	£ 158	

To find out more about the recommended measures and other actions you could take today to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (local landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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.