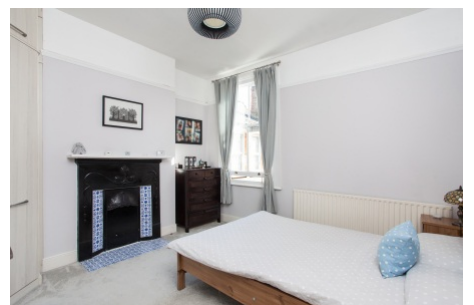


Harborough Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£625,000

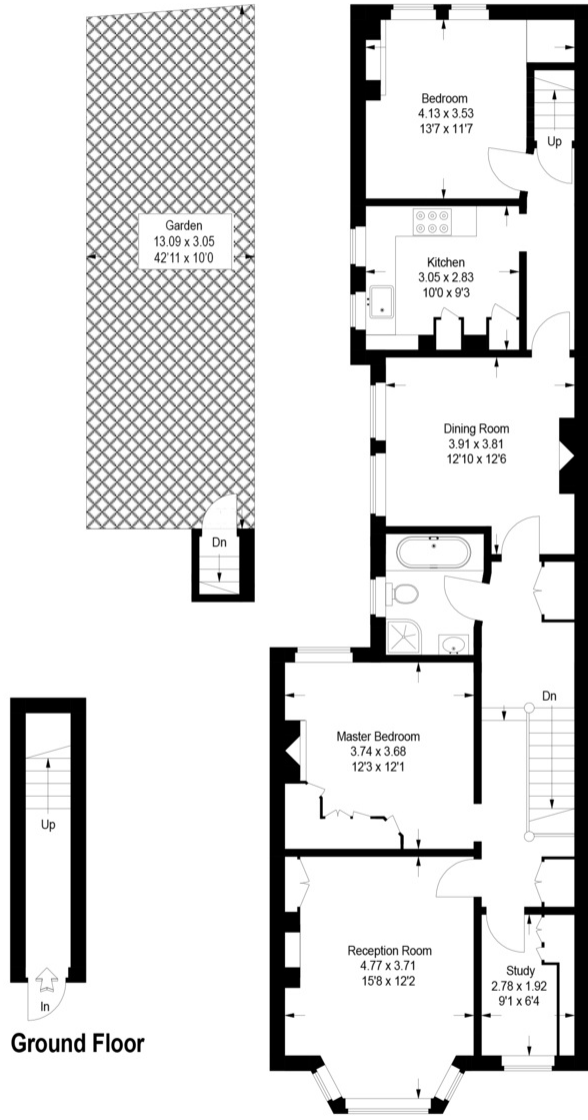
- Three bedroom maisonette
- Separate kitchen



A beautiful Edwardian first floor maisonette in excellent condition on the quiet tree-lined Harborough Road. The property consists of three bedrooms with excellent built in storage, a reception room, dining room and kitchen with stairs on to direct access to private section of garden. The bathroom boasts separate shower and bath. The loft has been partially boarded providing further generous storage space with two access points. It is in close proximity for popular primary schools and the outstanding Dunraven Secondary School. There is a long established French café at the end of the road and Streatham Common within close proximity. On Streatham High Road there are plenty of bars, restaurants and shops. Streatham Hill and Streatham stations are close by, with direct trains to Clapham Junction, Victoria, London Bridge and the City.

Harborough Road

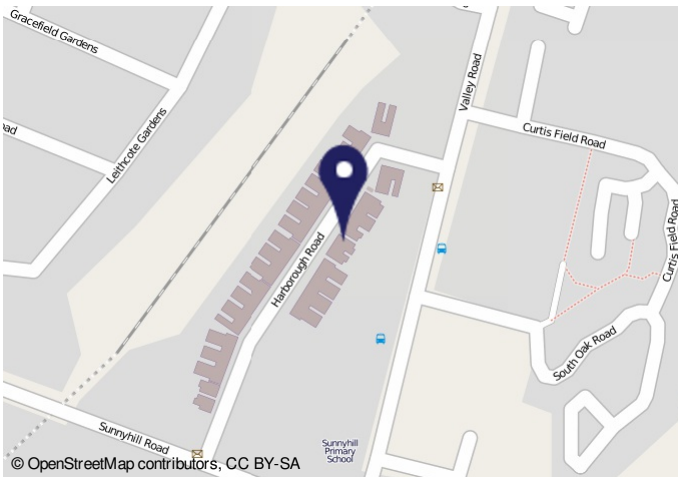
Approximate Gross Internal Area
102.8 sq m / 1107 sq ft



Ground Floor

First Floor

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. (ID284310)



Energy Performance Certificate

51, Harborough Road
LONDON, SW16 2DP

Dwelling type: Top-floor flat
Date of assessment: 29 January 2010
Date of certificate: 01 February 2010
Reference number: 0277/2001/6500/9020/4311
Type of assessment: RPSAP, existing dwelling
Total floor area: 96 sq ft

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Energy Efficiency	D	C	Environmental Impact	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	535 kWh/m ² per year	483 kWh/m ² per year
Carbon dioxide emissions	8.8 tonnes per year	7.8 tonnes per year
Lighting	£100 per year	£90 per year
Heating	£1280 per year	£1160 per year
Hot water	£110 per year	£110 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 surveying 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 service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations need only be given to the Energy Agency if you provide any information on improving your dwelling'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.