

Greyhound Lane, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£550,000

- Two double bedroom period conversion
- Large South-facing garden



A magnificent two double bedroom period conversion, a short walk from the excellent transport links of Streatham Common Station. The flat is beautifully presented throughout with a contemporary bathroom and kitchen, wooden floors and high quality fittings.

The wow factor is provided with a huge reception room to the rear of the property that has been extended into the side return of the original house and opens out on to a large south-facing garden that is mainly laid-to-lawn. Greyhound Lane is well located also for the wide open spaces of Streatham common, the Thameslink station at Streatham and the excellent amenities of the HUB.

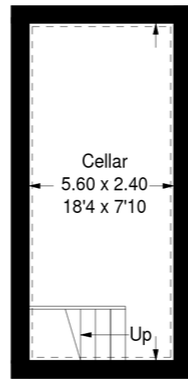
Greyhound lane

Approximate Gross Internal Area (Excluding Reduced Headroom)

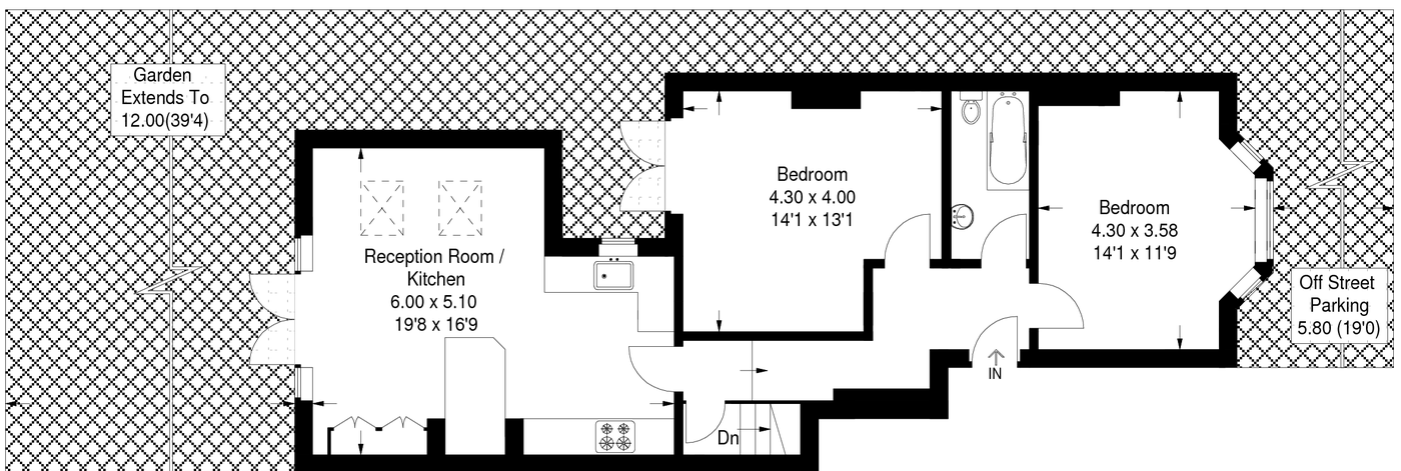
72.8 sq m / 784 sq ft

Reduced Headroom = 13.4 sq m / 144 sq ft

Total = 86.2 sq m / 928 sq ft



Cellar



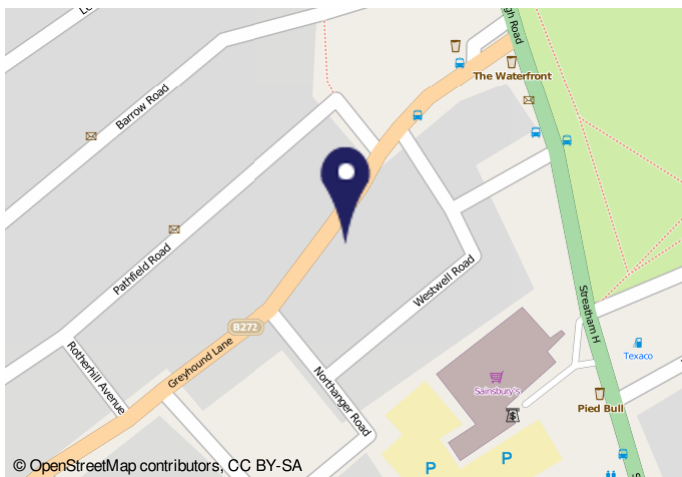
Ground Floor

= 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. (ID309377)



Energy Performance Certificate			
Property type: Ground floor flat Date of assessment: 03 December 2023 Reference number: 2823-0202-7483-2027-2006 Date of assessment: 03 December 2023 Total floor area: 72.8 m ²		Building type: Ground floor flat Date of assessment: 03 December 2023 Reference number: 2823-0202-7483-2027-2006 Date of assessment: 03 December 2023 Total floor area: 72.8 m ²	
Energy Efficiency Rating Current: C Potential: B		Environmental Impact (CO₂) Rating Current: D Potential: C	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.		The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.	
England & Wales EPC Standard: 2020/11/13		England & Wales EPC Standard: 2020/11/13	
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home			
Energy use	204 kWh per year	163 kWh per year	163 kWh per year
Carbon dioxide emissions	2.4 tonnes per year	1.9 tonnes per year	1.9 tonnes per year
Lighting	£77 per year	£38 per year	£38 per year
Heating	£336 per year	£203 per year	£203 per year
Hot water	£26 per year	£27 per year	£27 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 services, 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 is a single and easy way to identify the most energy efficient products on the market.			
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with 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.