

Pinfold Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£1,295,000

- Five bedrooms, three bathrooms
- Large private garden

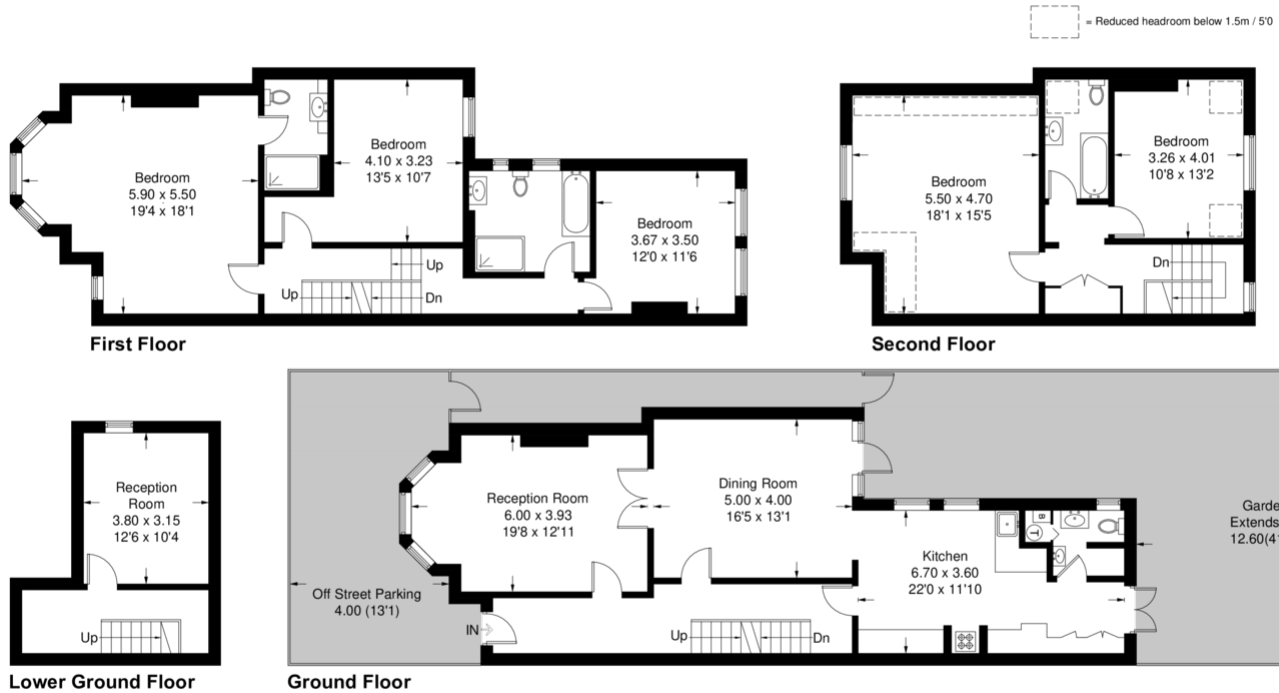


A fabulous five bedroom, three bath room family house on Pinfold Road where houses rarely come up for sale. The accommodation is spacious and light and spread over four floors with connected kitchen, breakfast and dining rooms. The cellar has been converted to be used as a great tv room and there is off street parking and large rear garden.

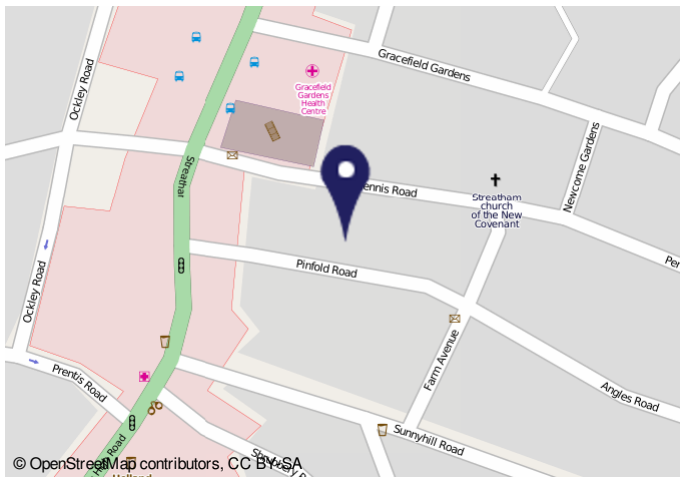
The house has some lovely original features and is in a great position, just off the high street and close to both Streatham and Streatham Hill stations and all the shops, bars and restaurants on the high road.

Pinfold Road

Approximate Gross Internal Area = 234.1 sq m / 2520 sq ft
 Reduced Headroom = 6.5 sq m / 70 sq ft
 Total = 240.6 sq m / 2590 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID319363)



Energy Performance Certificate

22, Pinfold Road
 London SW16 2SN

Dwelling Type: Mid terrace house
 Date of Measurement: 21/01/2008
 Date of Certificate: 21/01/2008
 Reference Number: 8008/0129-4900-6409-9026
 Total Floor Area: 208 m²

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	F	E

England & Wales (EU Directive 2002/91/EC)

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 will be.

England & Wales (EU Directive 2002/91/EC)

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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

	Current	Potential
Energy Use	250 kWh/m ² per year	211 kWh/m ² per year
Carbon dioxide emissions	8.7 tonnes per year	7.3 tonnes per year
Lighting	£94 per year	£84 per year
Heating	£905 per year	£793 per year
Hot water	£132 per year	£122 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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 recommendations that show energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to use energy saving products and for more information visit www.energy.gov.uk

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.