

## Sulina Road, Brixton SW2

Tenure: Freehold Borough: Lambeth

**£1,000,000**

- Five bedroom, two bathroom, period town house
- Two receptions



An excellent opportunity to acquire a wonderful semi detached five bedroom Victorian double fronted property with brilliant and incredibly versatile living space. Much loved by the current owners, this is an endearingly proportioned and beautifully presented home with lovely high ceilings, and many superb period features. Sulina Road itself is known to have a deep rooted community spirit, with an active street association which engages residents in local improvement schemes. It is well located for a huge variety of amenities including Clapham South Tube Station, Brixton Tube Station, Streatham Hill over-ground rail station, a vast array of shops, restaurants & cafes around Brixton, Streatham, Balham & Clapham as well as a number of outstanding schools.

# Sulina Road

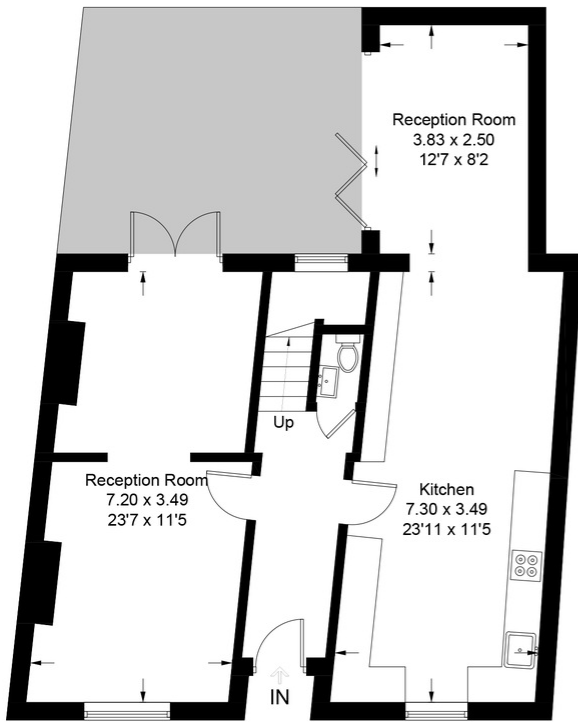
Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 23.6 sq m / 254 sq ft

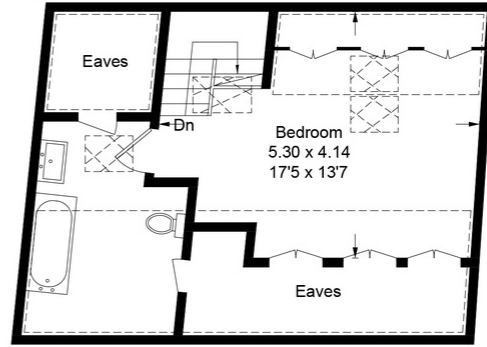
Total = 172.1 sq m / 1852 sq ft



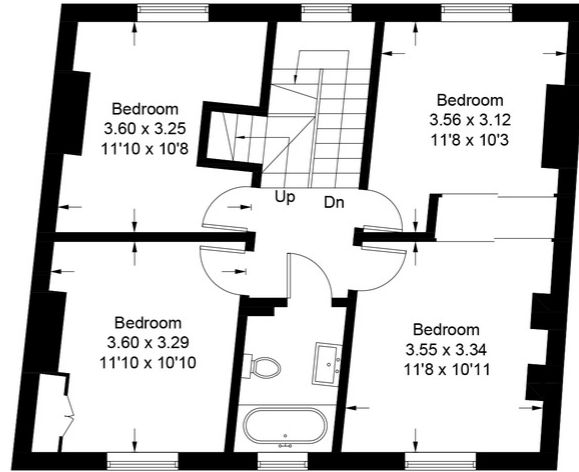
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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. (ID807776)



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10/10/17, 1:37 PM Energy performance certificate (EPC) - Floor area certificate - 00/0/0/0

Energy performance certificate (EPC)	
1st Floor Area (sq m)	132
Energy rating	<b>D</b>
Valid until	7 September 2028
Certificate number	W09/2475/10/1/016/100
Property type	End terrace house
Total floor area	132 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more about exemptions on the regulations and exemptions that apply to your building or premises on the gov.uk website or on gov.uk website on the gov.uk website.](#)

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	<b>D</b>	
49-54	E		
45-48	F		
1-44	G		

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

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**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.