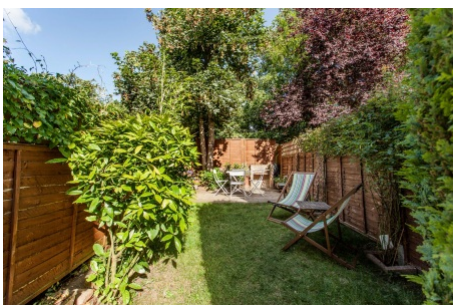


Harborough Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

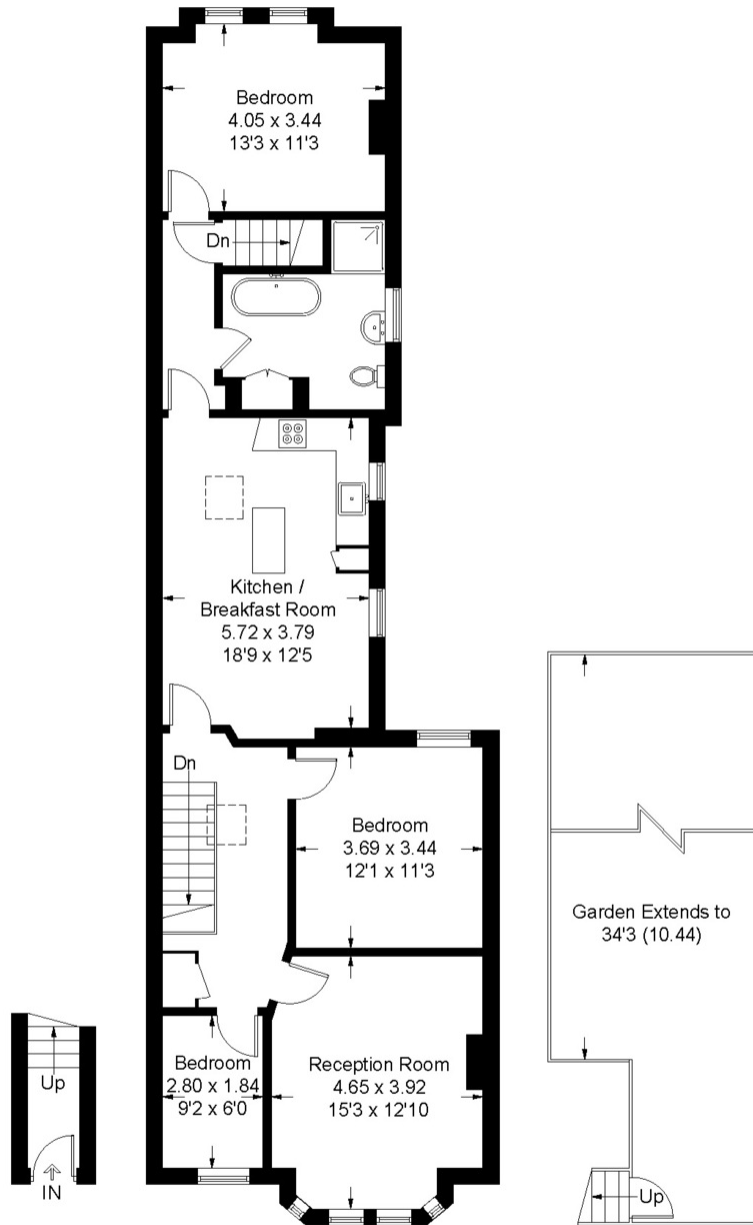
- Many period features
- Spacious and light



A fabulous first/top floor period maisonette on a very popular road. The accommodation is bright and beautifully decorated with some lovely original features and a private front door and a delightful private rear garden. There is large open plan kitchen dining room spacious reception room and the loft has been semi converted to a useful extra space. Streatham is the closest station and as an alternative Streatham hill is less than a fifteen-minute walk. There are shops bars and restaurants on the high road as well as the large common close by.

Harborough Road

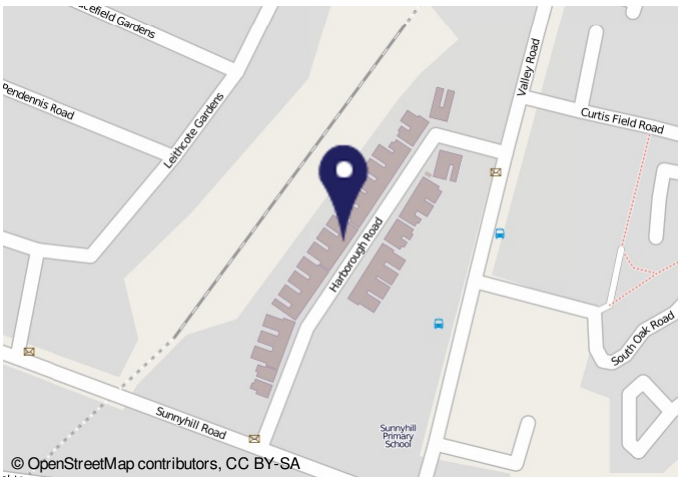
Approximate Gross Internal Area Total = 102.3 sq m / 1101 sq ft



Ground Floor
Sq ft 29

First Floor
Sq ft 1072

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID359453)



Energy Performance Certificate

Address: 101, Harborough Road, LONDON, SW19 12DQ
 Dwelling type: Top floor flat/apartment
 Date of assessment: 08-Oct-2010
 Date of certification: 28-Oct-2010
 Reference number: 0398-002-0009-2008-2009
 Type of assessment: RPE/EP - existing dwelling
 Total floor area: 1021 m²

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 (CO₂) emissions.

Energy Efficiency Rating	Current Rating	Potential Rating
A	B	C
B	C	D
C	D	E
D	E	F
E	F	G
F	G	

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

	Current	Potential
Energy use	298 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	9.3 tonnes per year	7.0 tonnes per year
Lighting	£112 per year	£58 per year
Heating	£147 per year	£92 per year
Hot water	£124 per year	£102 per year

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.