

Knollys Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£800,000

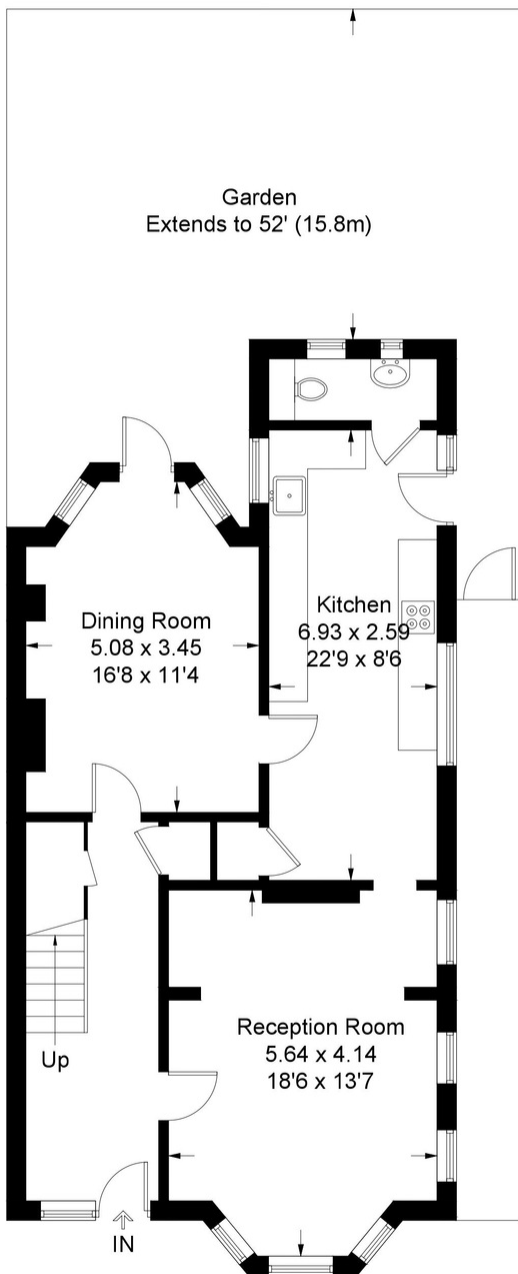
- Six Bedrooms
- Offered With No Onward Chain



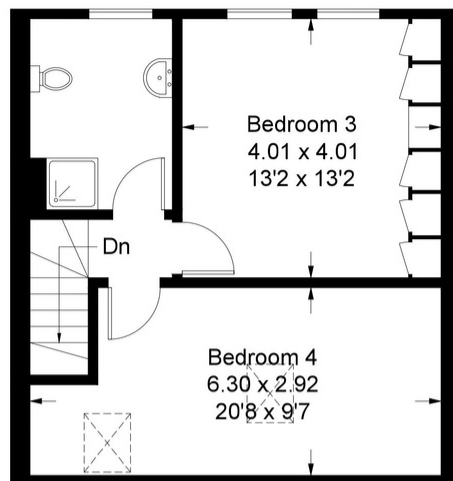
A wonderful six bedroom, two bathroom period house with large garden and elevated position a few minutes walk from Streatham Hill. The spacious accommodation is arranged over three floors and very well presented with some nice period features and downstairs cloakroom. There are also two large and wide reception rooms, modern kitchen and off-street parking. Knolly's Road is neatly positioned offering access to both Tulse Hill and Streatham Hill stations and the excellent array of shops, bars and restaurants of both. Offered with no onward chain.

Knollys Road

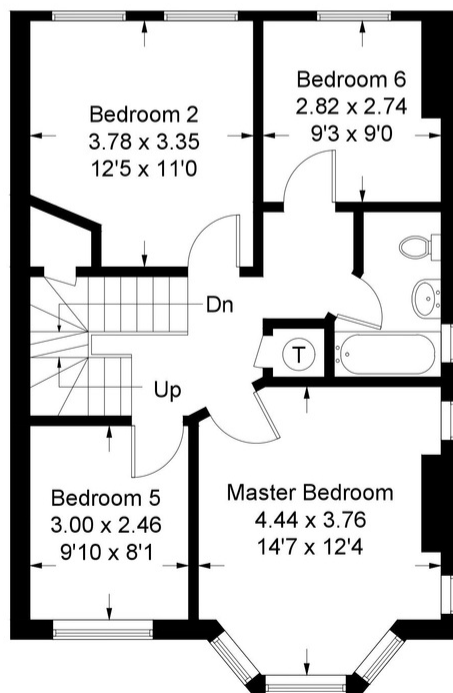
Approximate Gross Internal Area Total = 181.1 sq m / 1949 sq ft



Ground Floor
Sq ft 816

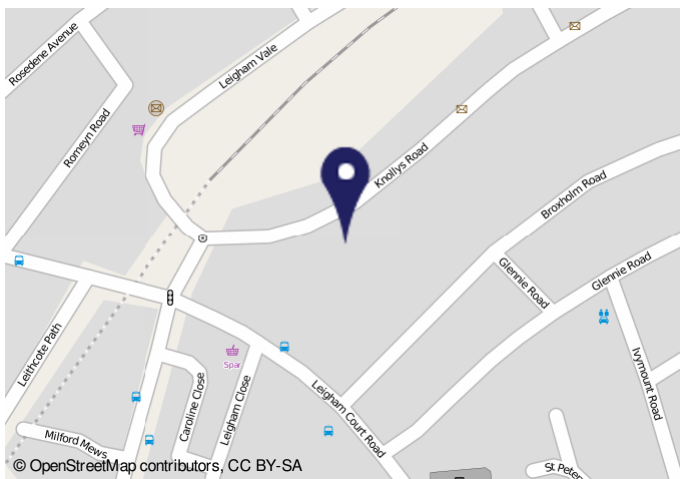


Second Floor
Sq ft 482



First Floor
Sq ft 651

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID361824)



Energy Performance Certificate

10, Knollys Road
LW20 9JZ
SW16 2JZ

Dwelling type: Semi-detached house
Date of assessment: 23 March 2011
Date of completion: 23 March 2011
Reference number: 2865-2826-0376-0129-1731
Type of assessment: EPC
Total floor area: 1257 sq. m

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

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

	Current	Potential
Energy use	281 kWh per year	216 kWh per year
Carbon dioxide emissions	8.2 tonnes per year	6 tonnes per year
Lighting	£164 per year	£99 per year
Heating	£197 per year	£103 per year
Hot water	£163 per year	£103 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.