

Harborough Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

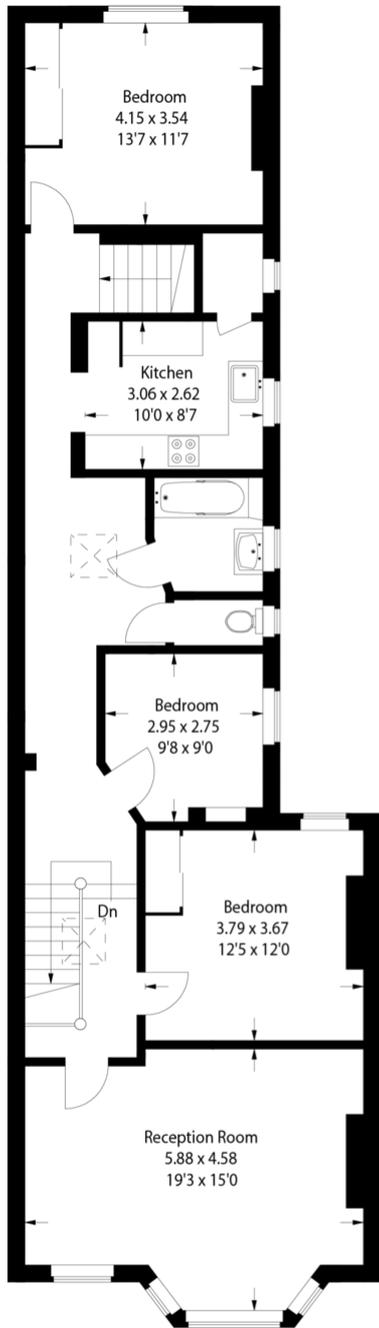
£650,000

- Three bedrooms
- First floor maisonette



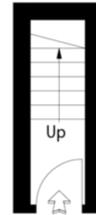
A stunning three bedroom first floor maisonette which is in excellent decorative order. The accommodation is bright and spacious with great charm and character through original features and tasteful decoration. The property has a private front door, full width reception room and direct access to an extended garden. The garden has been carefully landscaped and is larger than most on the street with an extra lawned section at the rear. Both Streatham and Streatham Hill stations are within close proximity offering alternative routes onto the city and the high road has shops, bars and restaurants.

Harborough Road

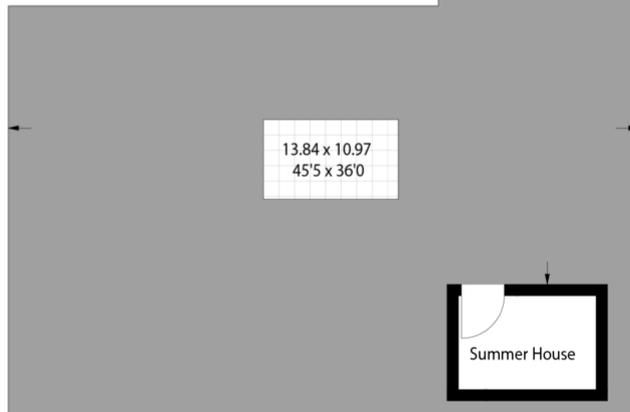


First Floor

Approximate Gross Internal Area
109.1 sq m / 1174 sq ft

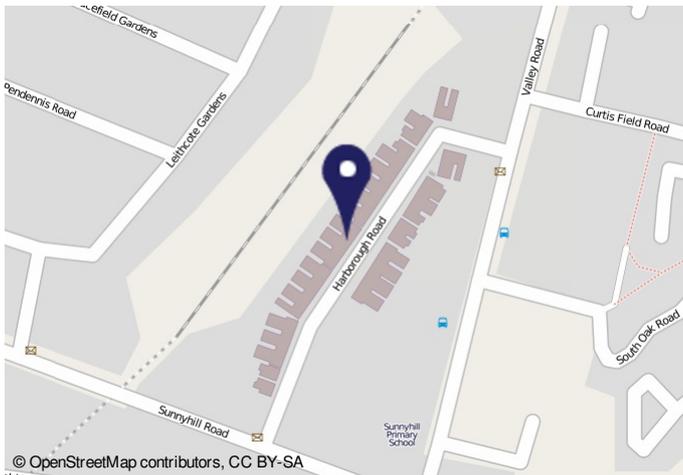


Ground Floor



Garden

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. (ID137286)



Energy Performance Certificate

124, Harborough Road
LONDON
SW15 2JQ

Dwelling type: Top floor maisonette
Date of assessment: 20-Sep-2010
Date of modification: 20-Sep-2010
Reference number: 6110-6221-0680-0060-2020
Type of assessment: RGDSP - existing dwelling
Total floor area: 109 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
B	C	E	D
C	D	F	E
D	E	G	F
E	F		G
F	G		
G			

England & Wales 2008/10 EPC
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 2008/10 EPC
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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	257 kWh/m ² per year	186 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.1 tonnes per year
Lighting	£50 per year	£50 per year
Heating	£181 per year	£102 per year
Hot water	£142 per year	£120 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 house with another. To enable this comparison the figures have been calculated using standardized running conditions (heating periods, room temperature, 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 service, 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.

Use the Energy Performance Certificate (EPC) to identify the most energy efficient products on the market. It's quick and easy to use to identify the most energy efficient products on the market.

The EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on improving your building'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.