

Woodbourne Avenue, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £460,000

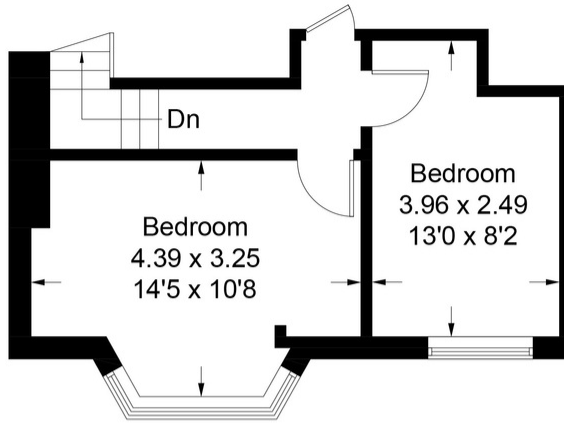
- Three bedroom maisonette
- Split level



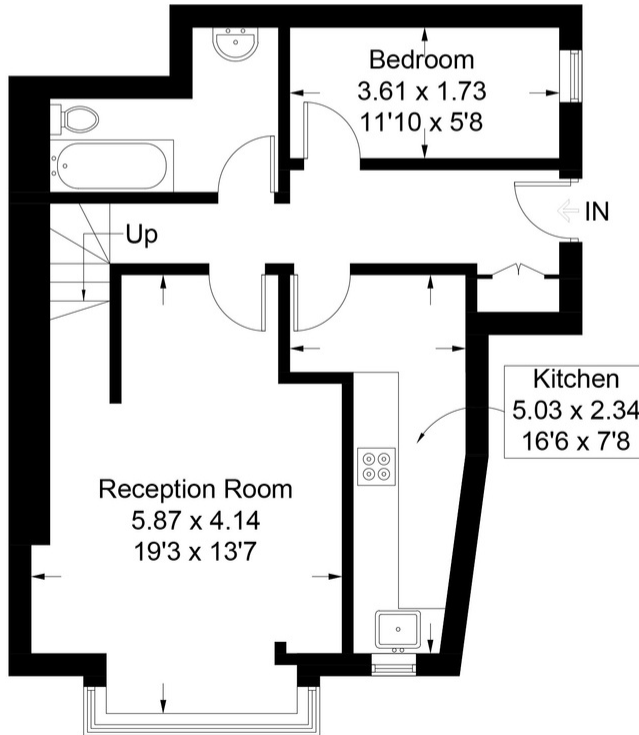
This stunning property is arranged over the ground and first floor of this beautiful semi-detached house. The ground floor comprises; large living room with bay window, separate fitted kitchen with appliances, bathroom and third bedroom/ study. Upstairs there are two double bedrooms. The property has a private south facing garden, its own entrance and access to off street parking.

Woodbourne Avenue

Approximate Gross Internal Area Total = 79.8 sq m / 859 sq ft



First Floor
Sq ft 291



Ground Floor
Sq ft 568

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID387214)



Energy Performance Certificate																					
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																			
Current: B	Potential: B	Current: 55	Potential: 67																		
<p>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</p> <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>348 kWh/year per year</td> <td>258 kWh/year per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>3.0 tonnes per year</td> <td>2.0 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£80 per year</td> <td>£70 per year</td> </tr> <tr> <td>Heating</td> <td>£490 per year</td> <td>£390 per year</td> </tr> <tr> <td>Hot water</td> <td>£50 per year</td> <td>£30 per year</td> </tr> </tbody> </table>					Current	Potential	Energy use	348 kWh/year per year	258 kWh/year per year	Carbon dioxide emissions	3.0 tonnes per year	2.0 tonnes per year	Lighting	£80 per year	£70 per year	Heating	£490 per year	£390 per year	Hot water	£50 per year	£30 per year
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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.