

Pinfold Road, Streatham SW16

Tenure: Borough: Lambeth

£600,000

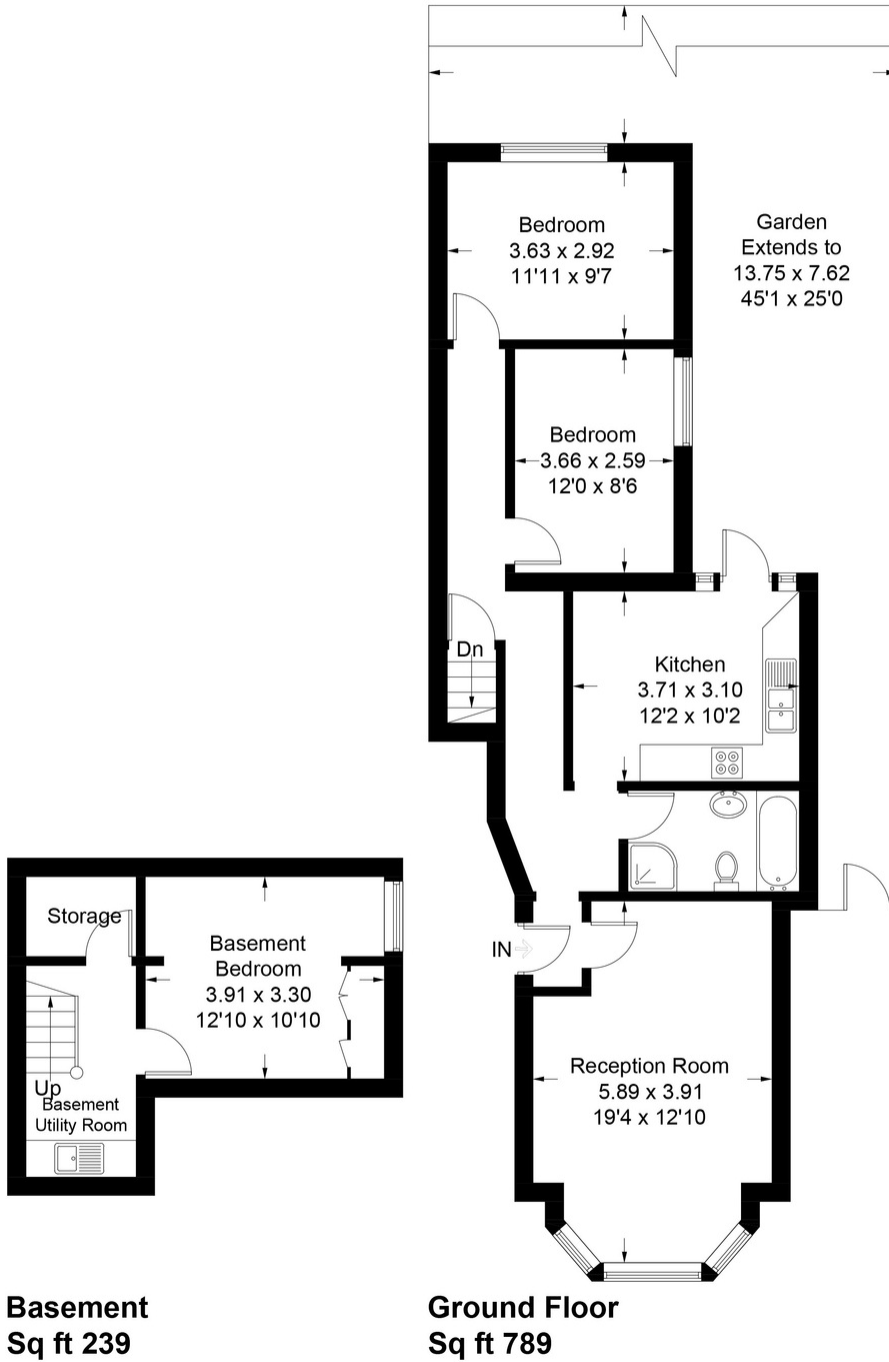
- Three double bedrooms
- Delightful private garden



A beautifully presented three double bedroom ground floor garden flat. The accommodation has high ceilings and original features and has been refurbished by the current owners. The flat is bright and airy throughout and has a delightful private rear garden. The flat has a share of the freehold and is located just off the High Street where shops bars and restaurants can be found. Both Streatham and Streatham Hill stations are within easy reach and many buses run along the high road as an alternative route into the city.

Pinfold Road

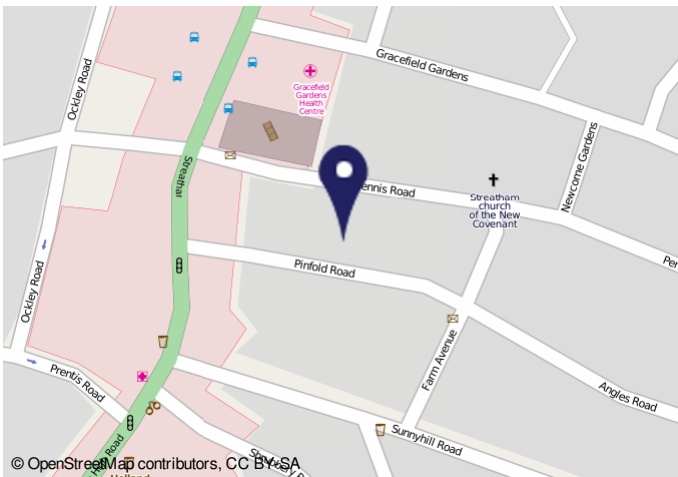
Approximate Gross Internal Area Total = 95.5 sq m / 1028 sq ft



Basement
Sq ft 239

Ground Floor
Sq ft 789

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID391846)



| Energy Performance Certificate | | | |
|---|---------------------------------|--|-----------|
| Energy Efficiency Rating | | Environmental Impact (CO2) Rating | |
| England & Wales 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. | | | |
| Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home | | | |
| Energy use | 301 kWh/m ² per year | Current | Potential |
| Carbon dioxide emissions | 5.5 tonnes per year | Current | Potential |
| Lighting | £10 per year | Current | Potential |
| Heating | £72 per year | Current | Potential |
| Hot water | £12 per year | Current | Potential |

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.