

Norfolk House Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£1,150,000

- Five bedroom Victorian House
- Presented in excellent order



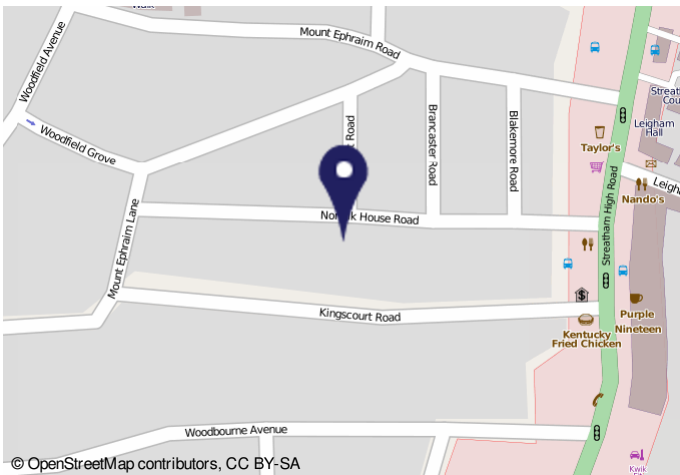
A beautifully extended five bedroom Victorian House on this popular residential street in Streatham Hill. The house is presented in excellent order, and retains many original features. The ground floor flows from the front right through to the open plan kitchen and dining area which has been extended into the side-return. This leads straight out on to an attractive South-facing garden. In addition there is also a useful cellar and utility room and on the top floor a double bedroom with an en-suite bathroom. Norfolk House Road benefits from an excellent choice of shops, bars and restaurants on the high road at one end and the wide open spaces of Tooting Bec Common near the other. The outstanding Henry Cavendish Primary School is also a short distance away. Streatham Hill Station offers direct routes in to London Bridge and Victoria. Numerous bus routes line the High Road allowing swift access to Brixton and the Victoria Line

Approximate Gross Internal Area
 = 199.5 sq m / 2148 sq ft
 (Including Cellar)
 Approximate Eaves Space
 = 11.1 sq m / 119 sq ft
 Total Areas Shown on Plan
 210.6 sq m / 2267 sq ft

Norfolk House Road



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID428007)



Energy Performance Certificate			
Property type: Mid-terrace house Date of assessment: 02 December 2019 EPC number: 2924-2924-2924-2924-2924 Reference number: 2924-2924-2924-2924-2924 Date of completion: 02/12/2019 Type of assessment: Full Floor area: 205 m ²		EPC number: 2924-2924-2924-2924-2924 Date of completion: 02/12/2019 Type of assessment: Full	
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 (CO ₂) emissions.			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
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.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) 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	284 kWh per year	284 kWh per year	
Carbon dioxide emissions	7.4 tonnes per year	7.4 tonnes per year	
Lighting	£104 per year	£83 per year	
Heating	£133 per year	£140 per year	
Hot water	£132 per year	£132 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 home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, 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 specific 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 use the recommended measures.			
Remember to look for the energy saving recommendations (e.g. when buying energy efficient products, it's a simple and easy way to reduce the energy consumption of the home). This EPC and recommendations 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.