

Harborough Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£575,000

- Two/three bed maisonette
- Lovely rear garden



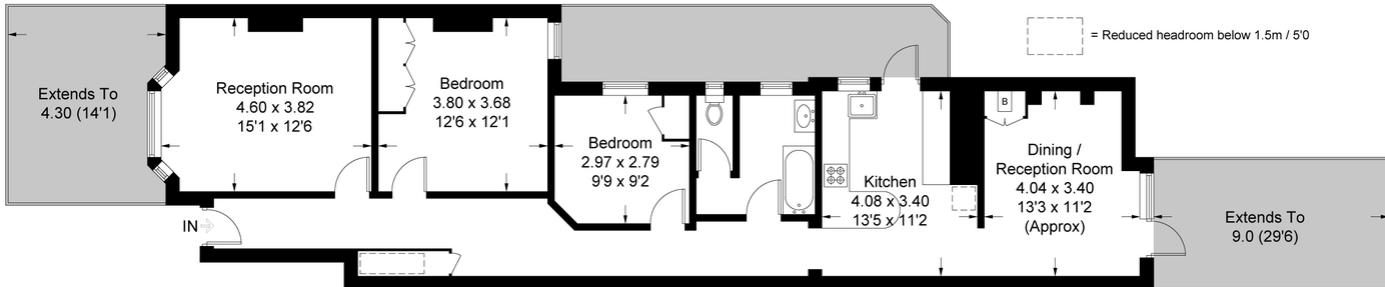
A stunning, ground-floor, two/three bedroom maisonette situated on the popular, tree-lined Harborough Road. The property is in excellent condition with two sections of garden – both with direct access. There are many original features including fireplaces, coving, and stripped floorboards. Harborough Road is conveniently located close to Streatham Hill and Streatham Mainline stations allowing direct access to London Bridge, Victoria, Clapham Junction, Blackfriars and the City. There is a popular French café situated around the corner on Sunnyhill Road and a wide array of bars and restaurants on Streatham High Rd.

Harborough Road

Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft

Reduced Headroom = 1.1 sq m / 12 sq ft

Total = 94.5 sq m / 1017 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID439049)



Energy Performance Certificate

128, Harborough Road
LONDON, SW16 2JW

Dwelling type: Ground floor flat
Date of assessment: 17 February 2011
Date of certificate: 18 February 2011
Reference number: 8239-8322-6110-0383-8996
Type of assessment: RUSAP, existing dwelling
Total floor area: 93 m²

This home's performance is rated in terms of 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

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

	Current	Potential
Energy use	425 kWh/m ² per year	327 kWh/m ² per year
Carbon dioxide emissions	7.4 tonnes per year	5.8 tonnes per year
Lighting	£100 per year	£51 per year
Heating	£1060 per year	£850 per year
Hot water	£100 per year	£100 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 testing 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 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.

Remember to look for the energy saving recommended sign when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Service Team to provide you with information on improving your dwelling'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.