

Pinfold Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£425,000

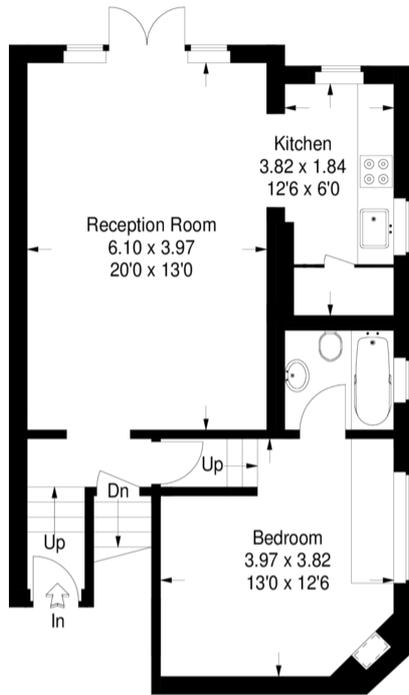
- Direct access to private section of shared garden
- Two bedrooms, Two bathrooms



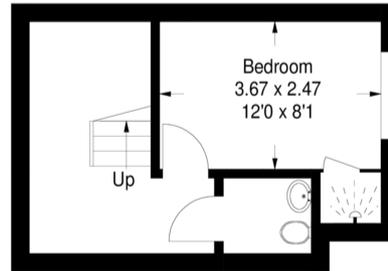
A lovely split-level two bedroom flat with private section of garden. There is also a spacious reception, en-suite bathroom to the master bedroom and the property is presented in excellent order throughout. Pinfold Road is in an excellent location directly off Streatham High Road and offers excellent transport links at both Streatham Hill and Streatham stations.

Pinfold Road

Approximate Gross Internal Area
78 sq m / 839 sq ft



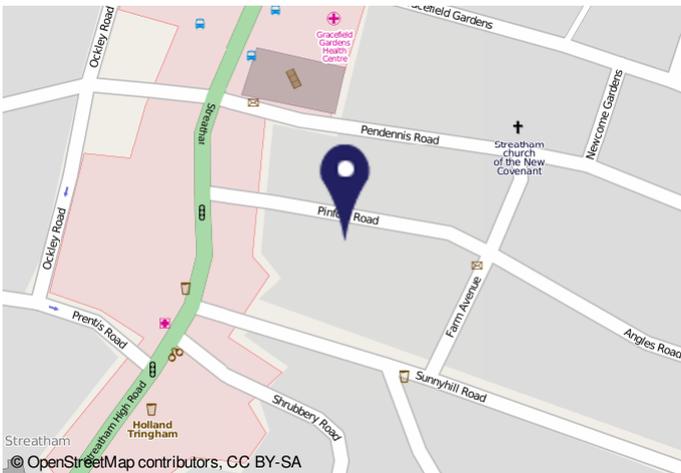
Ground Floor



Lower Ground Floor

Reduced headroom below 1.5 m / 5'0

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. (ID89416)



13092022, 13:30 Energy performance certificate (EPC) - Floor energy certificate - 000016

Energy performance certificate (EPC)		Energy rating	Valid until
13092022, 13:30	13092022, 13:30	D	31 February 2038
Property type	Ground-floor flat	Certificate number	W76-F722-6508-0111-6922
Total floor area	78 square metres		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [additional information on the exemptions and exemptions from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626262/energy_rating_exemptions.pdf](#).

Energy efficiency rating for this property

The property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
100	A		
92	B		
84	C		
76	D	76	
68	E		
60	F		
52	G		

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 60.

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.