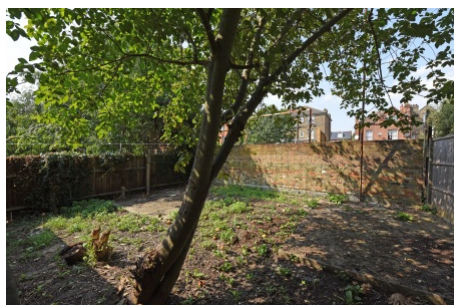


Barrow Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

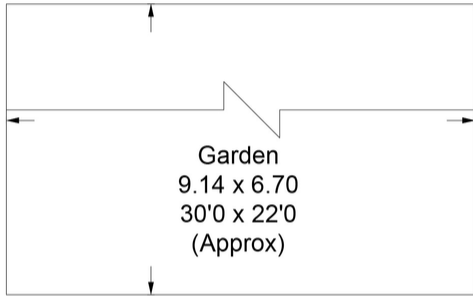
- Split level
- Recently refurbished



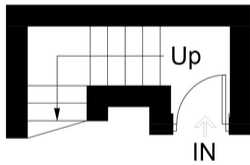
A well-presented two-bedroom split-level flat which has recently been refurbished. The property also comes with its own private west-facing garden. It is positioned on the top floor of a Victorian period conversion benefitting from lots of natural light. Barrow Road is conveniently situated between both Streatham mainline station and Streatham Common station giving direct access to Victoria, London Bridge, Clapham Junction and the City. Streatham High Road has a wide variety of shops, bars and restaurants. There are numerous bus routes taking you in to and out of Central London. Streatham Common and the Rookery are close by for wide open spaces as is Streatham Ice & Leisure Centre, home to Streatham's Redhawks ice hockey team. This property is being sold with no onward chain.

Barrow Road

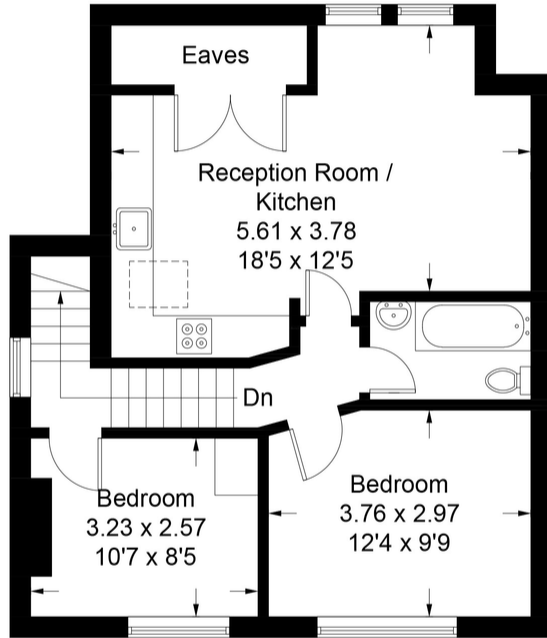
Approximate Gross Internal Area Total = 56.2 sq m / 605 sq ft
(Excluding Eaves)



(Not Shown In Actual Location / Orientation)

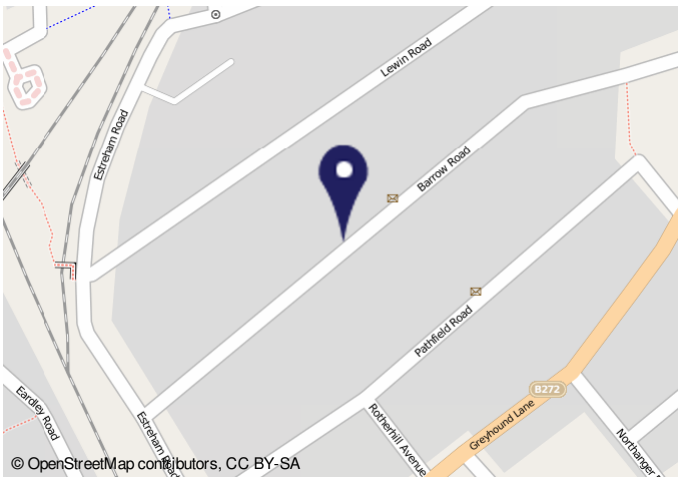


First Floor
Sq ft 36



Second Floor
Sq ft 569
(Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID580320)



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Energy Performance Certificate

Flat 3, 25 Barrow Road
LONDON, E1W 5SE

Dwelling type: Top-floor flat
Date of assessment: 01 February 2010
Date of certificate: 01 February 2010
Reference number: 072-2019-6328-9700-8015
Type of assessment: RUSAP, existing dwelling
Total floor area: 42 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	410 kWh/m ² per year	451 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year
Lighting	£21 per year	£21 per year
Heating	£462 per year	£462 per year
Hot water	£56 per year	£56 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 surveying 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 impact 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 logo 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 need only be given to the Energy Search Tools 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.