

Angles Road, Streatham SW162UR

Tenure: Freehold Borough: Lambeth

£600,000

- South facing garden
- Three double bedrooms

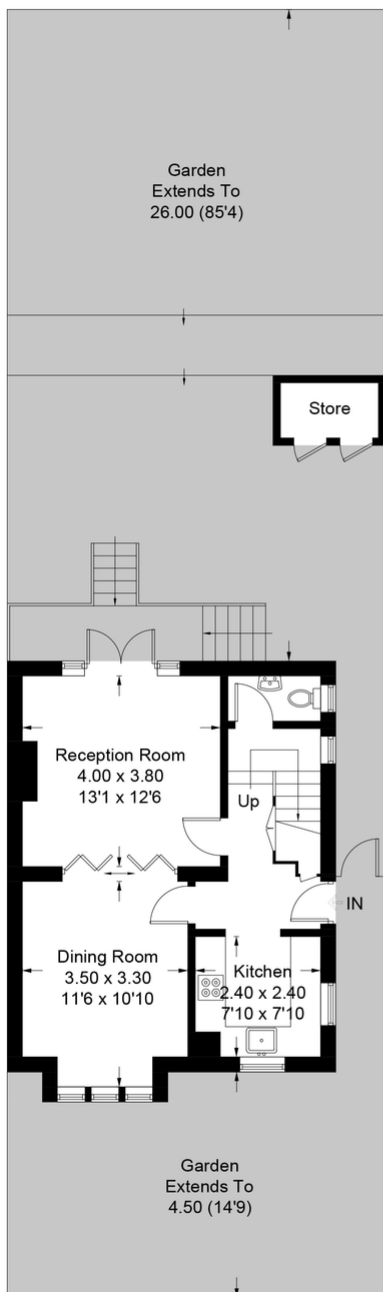


A beautifully presented three bedroom semi-detached house on a quiet road. The house boasts beautiful parquet flooring throughout the open plan dining and living space, which overlooks an enormous 85 foot south facing garden.

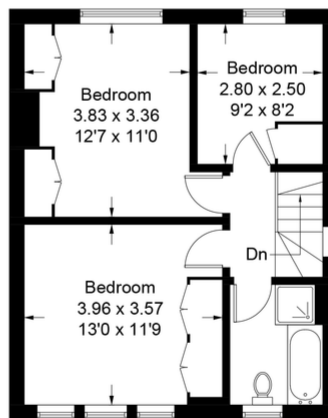
The decoration is bright and neutral throughout and has been much loved by the current occupants for a number of years. The nearby High Road has a choice of shops, bars and restaurants and many bus routes into various areas of the city as an alternative to Streatham hill and Streatham stations which are only a short walk to the north or south respectively. Furthermore, you have the common, landscaped gardens of the rookery, good schools, large supermarkets and the hub leisure facilities all close by.

Angles Road

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
(Excluding Store)

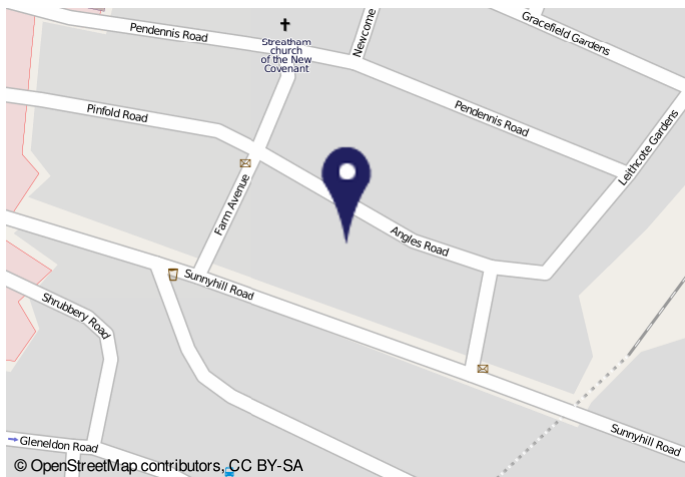


Ground Floor



First 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. (ID592978)



Energy Performance Certificate

4, Angles Road
LUNCLIFF
SW16 2UR

Dwelling type: Semi-detached house
Date of assessment: 04 March 2010
Date of certificate: 02 March 2010
Reference number: EPC1:017:6229:0006:0103
Type of assessment: RDSA*, existing dwelling
Total floor area: 89 sqm

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 (CO₂) emissions.

Energy Efficiency Rating		Environment Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	D	C

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	244 kWh/m ² per year	122 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	1.8 tonnes per year
Lighting	£99 per year	£88 per year
Heating	£262 per year	£102 per year
Hot water	£150 per year	£100 per year

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.