

## Harborough Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£625,000**

- 3/4 Bedrooms
- Wonderful Edwardian maisonette



This charming 3/4 bedroom Edwardian Maisonette comes with a private garden and is presented in excellent condition. The accommodation comprises the bedrooms (can be arranged as three with separate reception, kitchen and dining room or four as you prefer), a modern bathroom and kitchen and also has access to a large loft space for storage. Harborough road is close to both Streatham Hill and Streatham stations with a number of bus routes nearby. It is a short walk to the amenities of the high road and there are great schools very nearby at Sunnyhill primary and Dunraven Secondary.

# Harborough Road

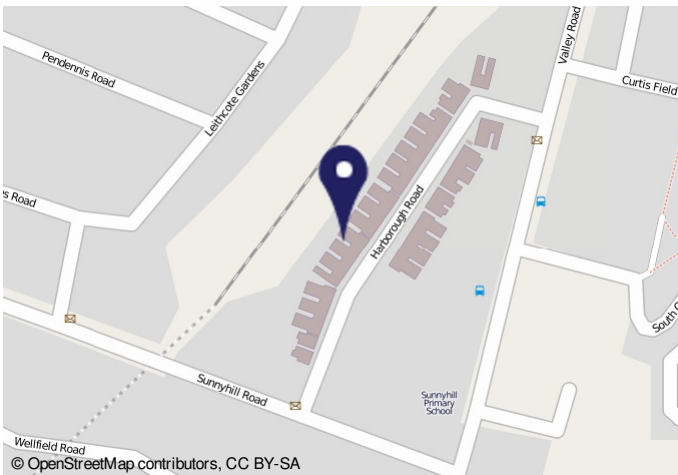
Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



**Ground Floor First Floor**

(Not Shown In Actual Location /Orientation)

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. (ID613089)



**Energy Performance Certificate**

82, Harborough Road  
LONDON  
SW16 2DQ

Dwelling type: Top-floor flat  
Date of assessment: 19 August 2010  
Date of certificate: 25 August 2010  
Reference number: 8148120799009211992  
Type of assessment: RPSAP, existing dwelling  
Total floor area: 98 sq ft

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	494 kWh/m <sup>2</sup> per year	421 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.2 tonnes per year	7.0 tonnes per year
Lighting	£96 per year	£75 per year
Heating	£1219 per year	£1062 per year
Hot water	£157 per year	£129 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 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.