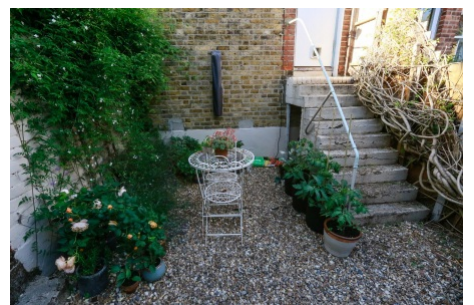


Harborough Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£575,000

- Edwardian maisonette
- Private garden



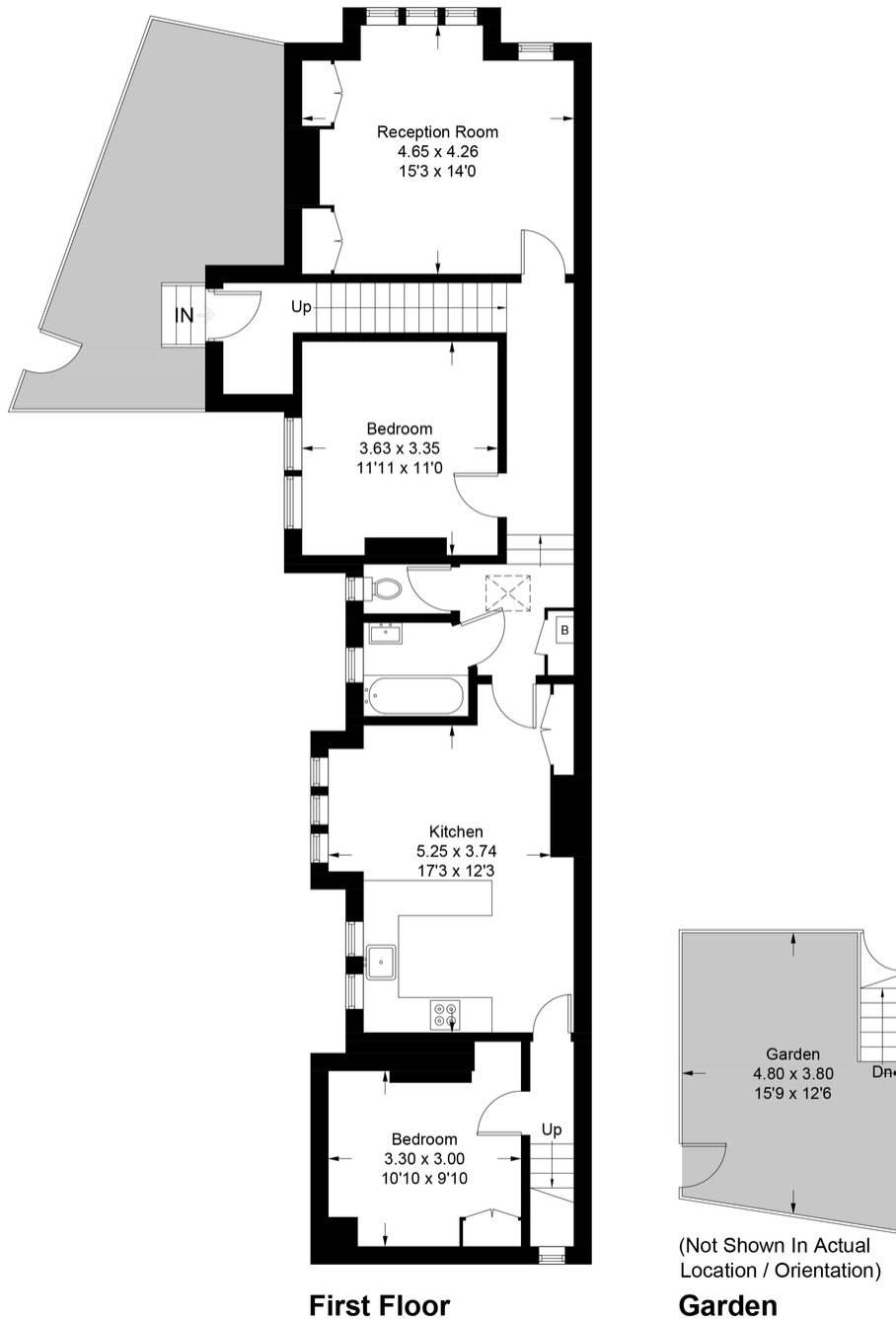
A genuinely lovely 2-3 bedroom maisonette with private entrance forming part of this end of terrace Edwardian property. The upper level has flexible accommodation offering either two double bedrooms and two reception spaces or three bedrooms and one reception, depending on your requirements.

The property has been recently refurbished to the highest of standards and comes with side access, a private entrance and a newly extended lease. The property is located on one of the most popular streets in the area being close to the Common, two train stations and the excellent amenities of Streatham High Road.

Harborough Road



Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft

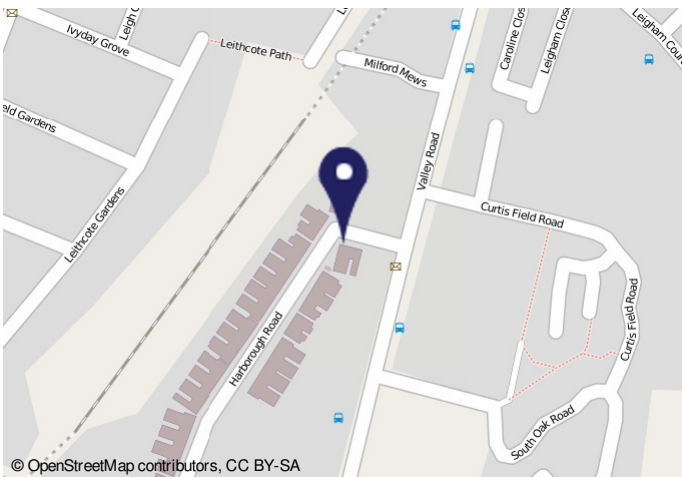


First Floor

Garden

(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. (ID647867)



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Energy Performance Certificate

11, Harborough Road
LONDON, SW16 2DP

Dwelling type: Top-floor flat
Date of assessment: 05 May 2010
Date of certificate: 05 May 2010
Reference number: 0702-2884-681-8900-5645
Type of assessment: RPSAP, existing dwelling
Total floor area: 98 sq m

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	307 kWh/m ² per year	256 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	3.8 tonnes per year
Lighting	106 per year	67 per year
Heating	686 per year	454 per year
Hot water	£177 per year	£70 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 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.