

Harborough Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£625,000

- 2-3 bedroom maisonette
- Beautifully presented




A truly lovely 2-3 bedroom purpose-built Edwardian maisonette on this extremely popular street near Streatham Hill. The property is beautifully styled with a wealth of period features including fireplaces, original wooden floors, picture rails and built-in cupboards. Finished to the highest of standards and with the most beautiful West-facing private garden, landscaped in a really delightful way and complete with large shed. The property comes with a share in the freehold and can be laid out as two bedrooms with separate kitchen, reception and dining room or three bedrooms and one reception. Harborough Rd offers great access to Streatham Hill station, Streatham station the Common and the High Street.

Harborough road

Approximate Gross Internal Area (Reduced Headroom) = 88.6 sq m / 954 sq ft

Reduced Headroom = 1.1 sq m / 12 sq ft

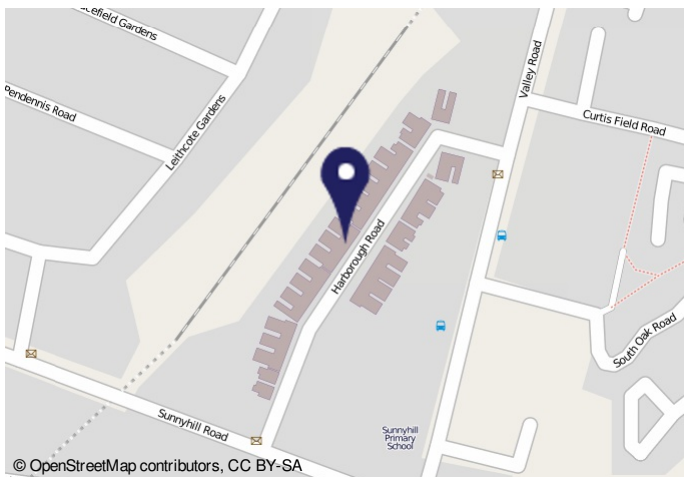
7Total = 89.7 sq m / 966 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground 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. (ID669673)



Energy Performance Certificate


30, Harborough Road, LONDON, SW16 2JW
 Dwelling type: Ground floor flat
 Date of assessment: 19 April 2012
 Date of certificate: 20 April 2012

Reference number: 9916-1023-0264-0772-6970
 Type of assessment: RdSAP existing dwelling
 Total floor area: 91 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,646
Over 3 years you could save £ 1,197

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 166 over 3 years	 You could save £ 1,197 over 3 years
Heating	£ 2,087 over 3 years	£ 1,632 over 3 years	
Hot Water	£ 266 over 3 years	£ 261 over 3 years	
Total	£ 3,638	£ 1,849	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The numbers energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

For every 100 kWh less energy costs per year (A) is the most efficient, (G) is the least efficient.

Current: G Potential: B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 634	
2 Floor insulation	£800 - £1,200	£ 192	
3 Draught proofing	£60 - £120	£ 78	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (local area toll free). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.