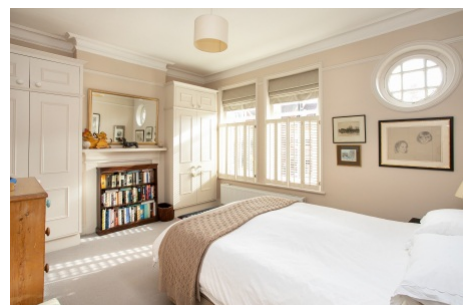


Barcombe Avenue, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

£865,000

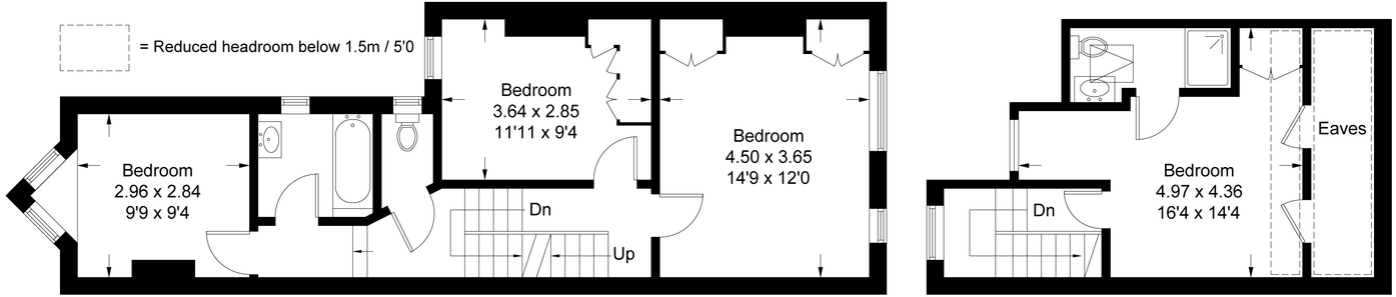
- Four bedroom Victorian house
- Lovely private garden



This beautiful four bedroom house is presented in excellent order with wonderful period features throughout. The accommodation is arranged over three floors and comprises large kitchen-breakfast room with attractive side bay window and huge double reception room. To the rear is a secluded, mature private garden. Barcombe Avenue is part of the ever-popular A, B, C, D roads of Streatham Hill, three minutes walk to the station which is direct to Clapham Junction, Victoria and London Bridge and an excellent array of shops, bars and restaurants.

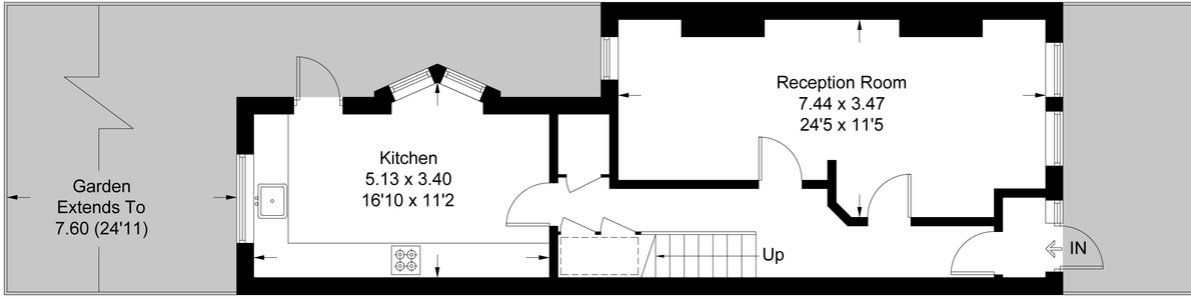
Barcombe Avenue

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft
 Reduced Headroom / Eaves = 8.7 sq m / 94 sq ft
 Total = 132.4 sq m / 1425 sq ft



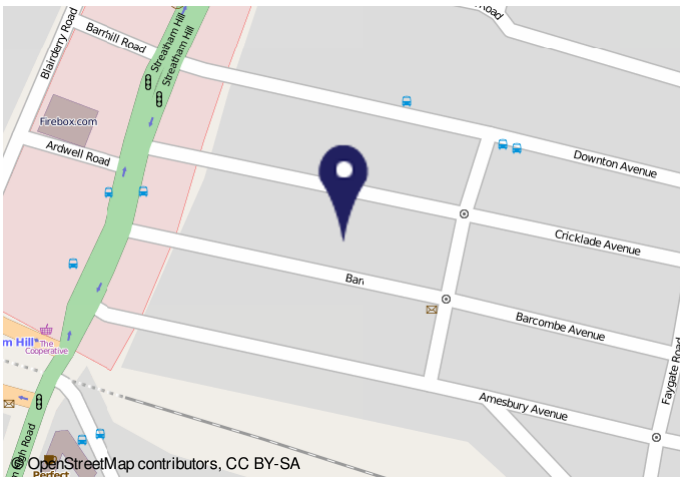
First Floor

Second Floor



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. (ID701328)



Energy Performance Certificate

71, Barcombe Avenue
 LONDON
 SW20 3SD

Building type: Mid-terrace house
 Date of assessment: 21 July 2011
 Date of certificate: 22 July 2011
 Reference number: 8705-2056-5620-0020-2390
 Type of assessment: SAP for existing dwelling
 Total floor area: 122 m²

This home's performance is rated in terms of the energy use and related costs 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	A	F	F
B	B	G	G
C	C	H	H
D	D	I	I
E	E	J	J
F	F	K	K
G	G	L	L

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	660 kWh/m ² per year	660 kWh/m ² per year
Carbon dioxide emissions	14 tonnes per year	14 tonnes per year
Lighting	£79 per year	£79 per year
Heating	£1,432 per year	£1,432 per year
Hot water	£296 per year	£296 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 conditions (heating per floor, room temperature, 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 fuel bills 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.

Remember to look at the Energy Saving Trust recommendations for 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 report may be given to the Energy Saving Trust to provide you with information on receiving your Energy Performance Certificate.

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.