

The Spinney, Streatham Hill SW16

Borough: Lambeth

£2,900 pcm

- Four Bedroom Detached House
- Large Private Garden



This is a smartly presented four bedroom detached house in a great location. The accommodation is spacious and light with modern fittings. This house benefits from a large private garden, garage, and loft space. The property comes unfurnished and is available now, suitable for a family only. Balham is a short walk away offering the Northern line and overground routes into the city. Alternatively Streatham Hill also has direct link to Victoria or many bus routes as an alternative.

The Spinney

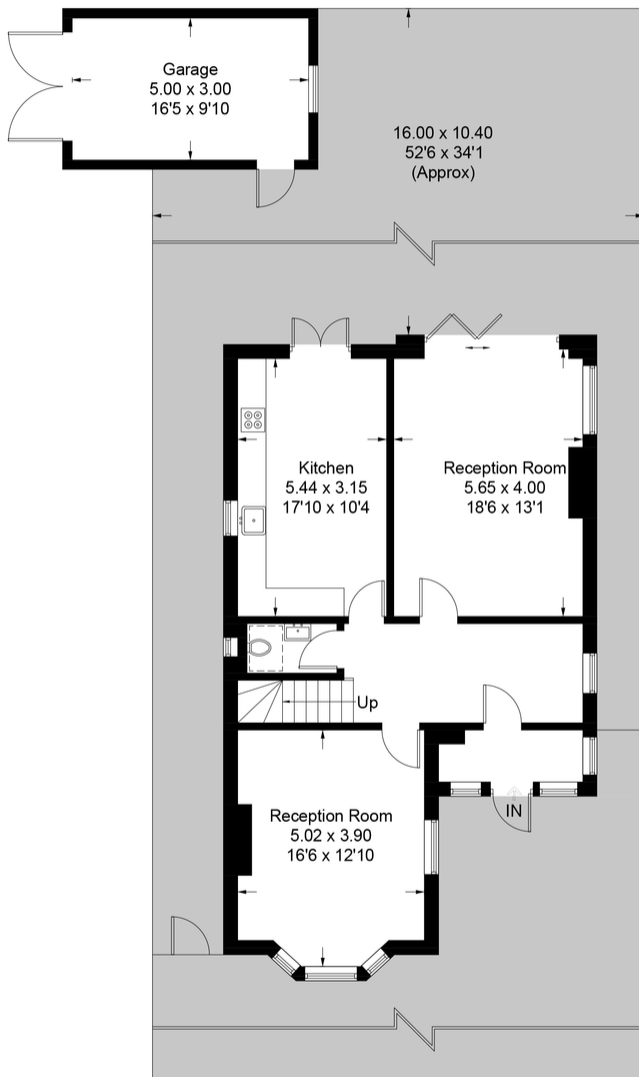
Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft

(Excluding Reduced Headroom)

Reduced Headroom = 0.8 sq m / 9 sq ft

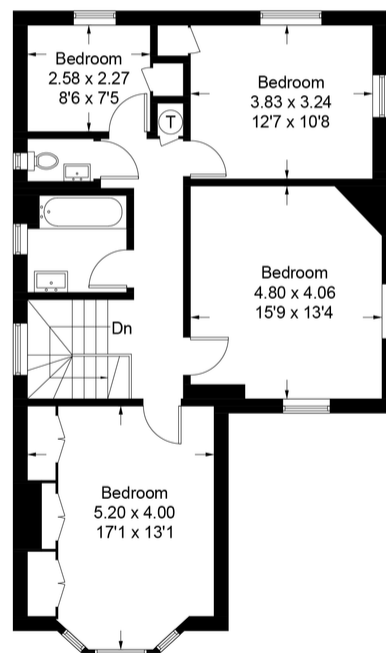
Garage = 15 sq m / 161 sq ft

Total = 174.3 sq m / 1876 sq ft



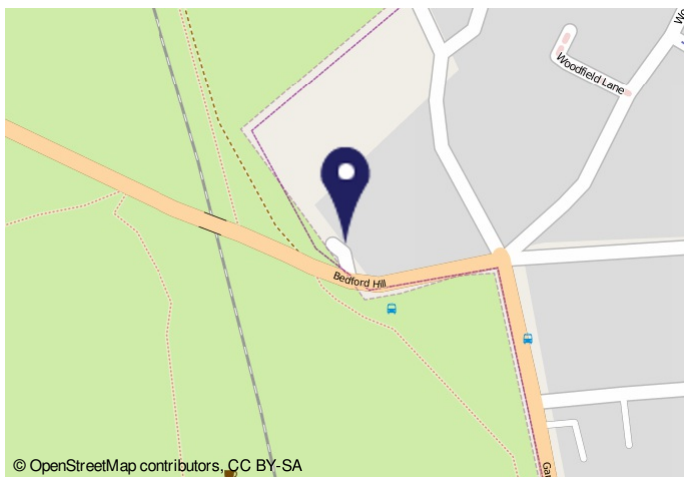
Ground Floor

= Reduced headroom below 1.5m / 5'0



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. (ID718009)



Energy performance certificate (EPC)

1 - The Spinney, Lymington, SO51 5LA

Energy rating: **D**

Valid until 18 August 2028

Certificate number: 8206-5187-8922-0546-7653

Property type: Detached house

Total floor area: 148 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions for letting a property with a low energy rating at [www.gov.uk/government/guidance/energy-ratings-for-landlords](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property'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.