

## Barrow Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£275,000**

- Bright one bedroom flat that would benefit from refurbishment
- Close to stations



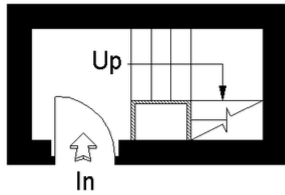
A light, top floor one bedroom flat in a converted period building. Separate kitchen, pleasant reception room and good storage. Both Streatham Common and Streatham stations are within a short walk offering alternative routes into the city and the open parkland of the Common is at the top of the road. Furthermore all in close proximity are the leisure centre two large supermarkets and a choice of popular pubs.

# Barrow Road

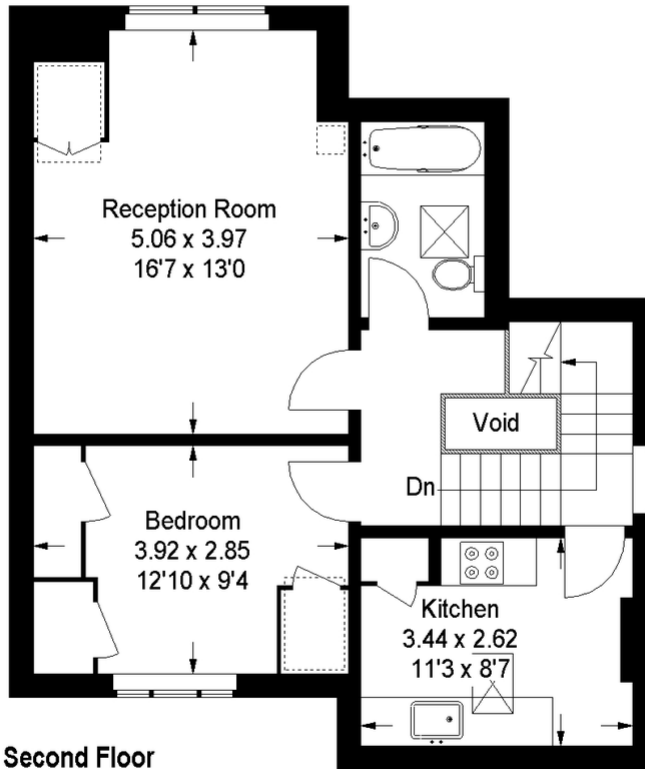
Approximate Gross Internal Area (Excluding Void) :- 55 sq m / 592 sq ft

Reduced Headroom :- 2 sq m / 21 sq ft

Total :- 57 sq m / 613 sq ft



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID12891)



2162021 Energy performance certificate (EPC): Flat an energy certificate - 0201101

### Energy performance certificate (EPC)

SECOND FLOOR FLAT 51 SQUARE METRES LIVING ROOM KITCHEN	Energy rating <b>E</b>
Valid until 14 January 2031	Certificate number 9925-1022-0200-1420-1202

**Property type**  
Top-floor flat

**Total floor area**  
51 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 that apply to you at <https://www.gov.uk/guidance/energy-ratings-for-landlords>.

**Energy efficiency rating for this property**  
This property's current energy rating is E. It has the potential to be D.  
[See how to improve this property's energy performance.](#)

View this energy certificate digital certificate on gov.uk using certificate number 9925-1022-0200-1420-1202

**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.