

Norfolk House Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£500,000

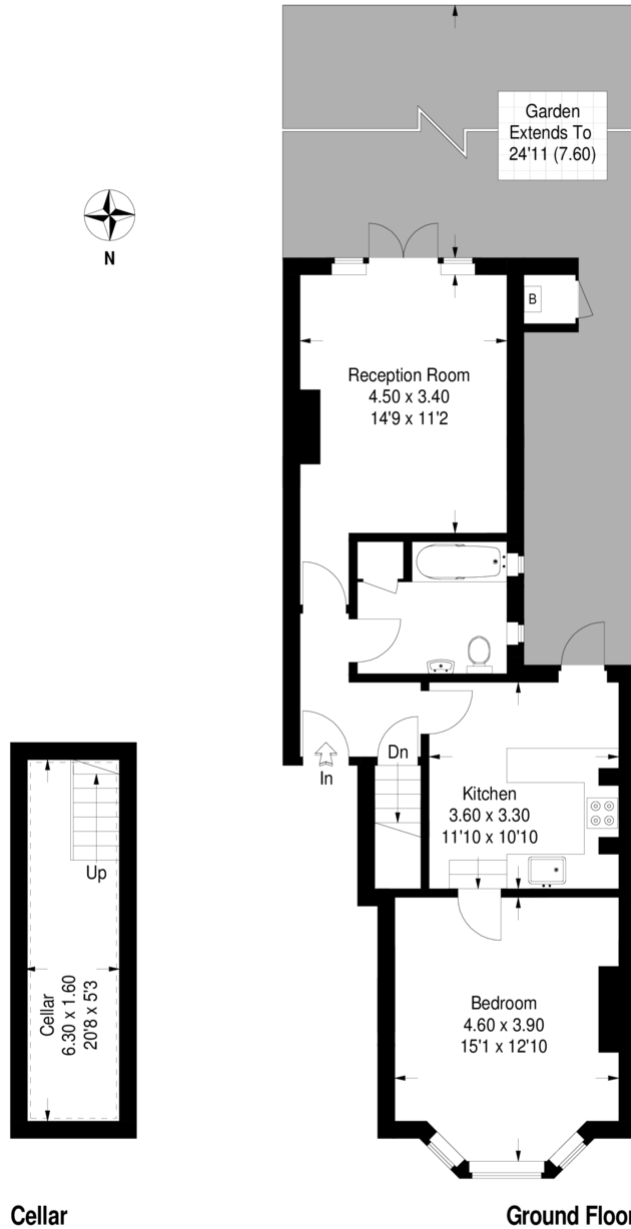
- Large one bedroom flat
- South-facing garden



A truly special one bedroom garden flat on this lovely residential street, a short walk from Streatham Hill Station and the wide open spaces of Tooting Bec Common. The flat, larger than many two bedroom properties, has a huge front room, contemporary kitchen, cellar, modern bathroom and lovely rear reception that leads directly to a South-facing garden. The flat is presented in excellent order and has some lovely period features. It also comes with the benefit of the entire freehold to the building.

Norfolk House Road

Approximate Gross Internal Area (Including Boiler Room)
 61.3 sq m / 660 sq ft
 Cellar (Including Reduced Headroom) = 10.1 sq m / 109 sq ft
 Total = 71.4 sq m / 769 sq ft

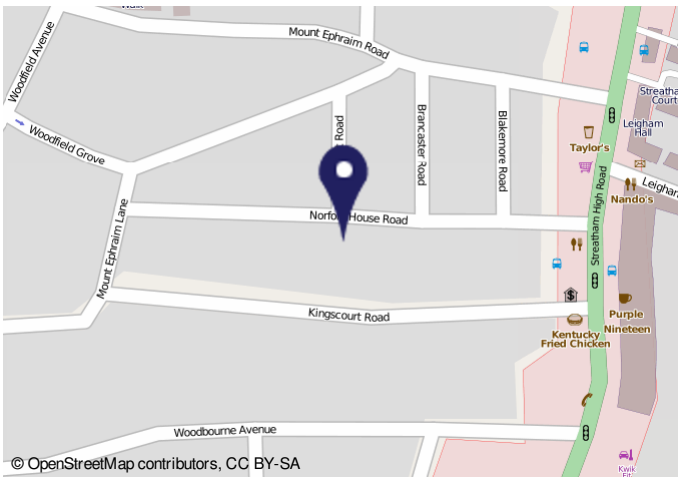


Cellar

Ground 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. (ID244825)



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Energy performance certificate (EPC)

100, Norfolk House Road Leighton Buzzard MK18 1JH		Energy rating C
Valid until 13 March 2022	Certificate number 9932-6327-8790-9477-8998	

Property type
 Ground-floor flat
Total floor area
 55 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 your property at [www.gov.uk/guidance/energy-ratings-for-landlords](#).

Energy efficiency rating for this property
 This property's current energy rating is C. It has the potential to be C.
[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.