

## Norfolk House Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£525,000**

- Three bedroom Victorian conversion
- Over 1000sq ft of accommodation




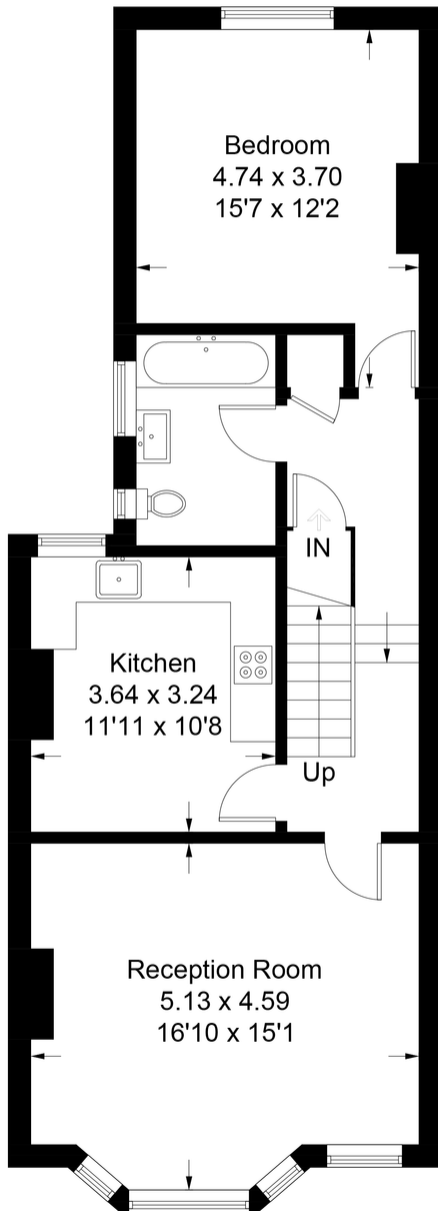
A stunning three bedroom Victorian conversion apartment located on Norfolk House Road. The accommodation, which is split over three floors comprises of large reception room with bay window and stripped wooden flooring, separate eat-in kitchen, three double bedrooms, modern bathroom with shower over bath and underfloor heating. The property has been modernised throughout, is sold with no onward chain, is close to the excellent rail links of Streatham Hill station and only a short walk from Tooting Bec Common.

# Norfolk House Road

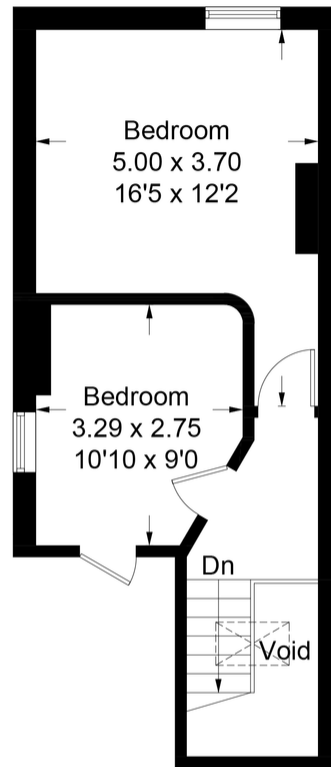
Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft  
(Excluding Void)



 = Reduced headroom below 1.5m / 5'0"

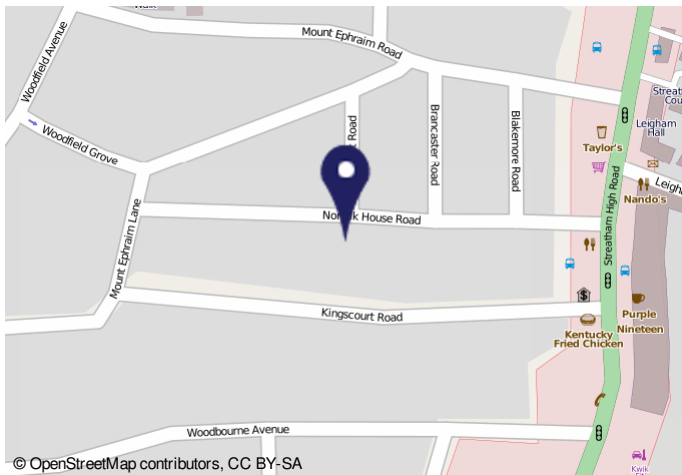


**First Floor**



**Second 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. (ID773065)



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20012021 Energy performance certificate (EPC) - Final energy certificate - 2021/04

Energy performance certificate (EPC)		Energy rating	Valid until
THE NORFOLK HOUSE ROAD, LEIGHAM, LE14 2AP		<b>D</b>	28 July 2031
Certificate number: 9545-9882-2383-8336-2234			

Property type: Top-floor flat  
Total floor area: 83 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 [more about exemptions on the government website](#) and [check if your property is eligible for an exemption](#).

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

The graph shows the property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score	Energy rating	Current	Potential
100	A		
92	B		
84	C		
76	D	76	
68	E		
60	F		
52	G		

For properties in England and Wales:  
The average energy rating is D.  
The average energy score is 60.

**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.