

Tierney Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£400,000

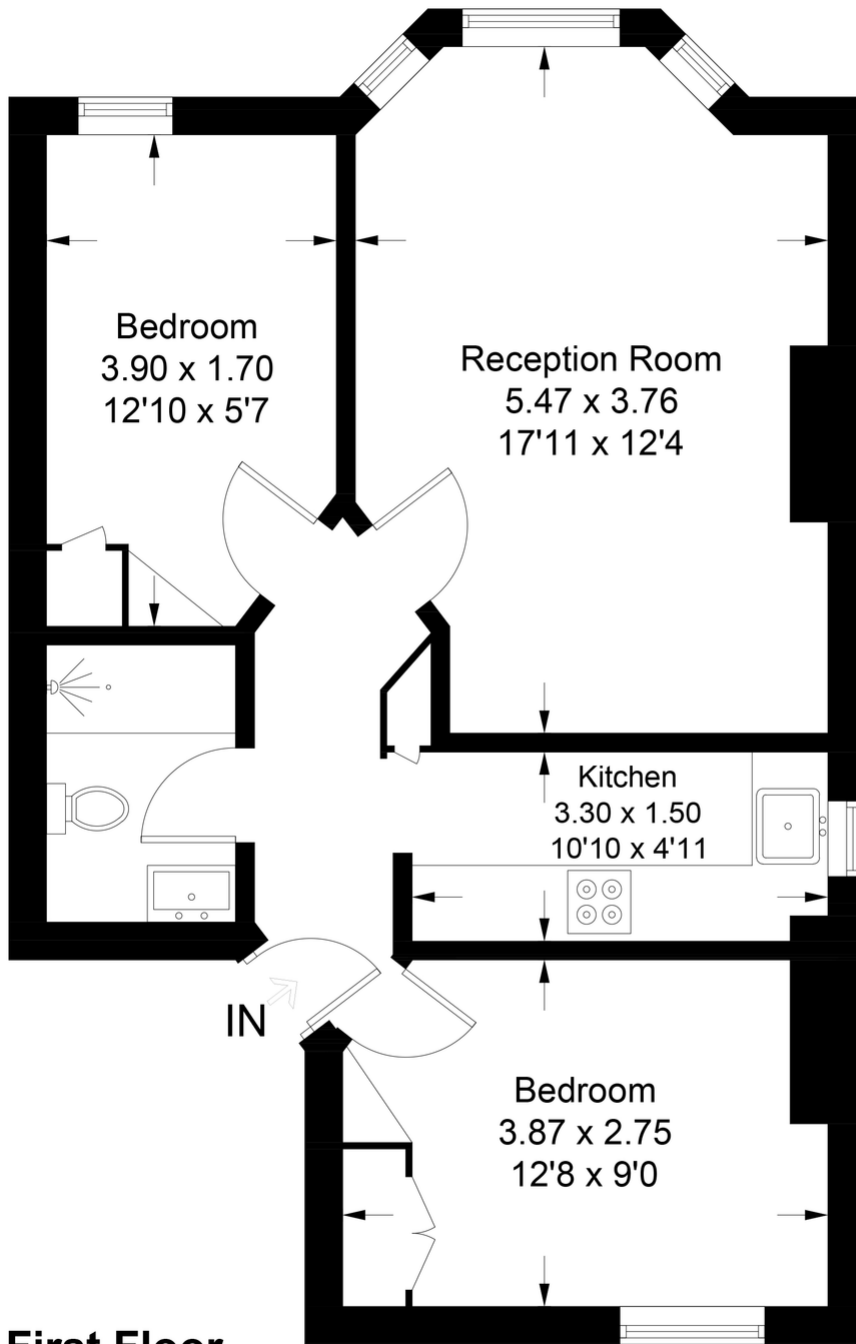
- Excellent location with access to Clapham, Brixton and Streatham Hill
- Period conversion



This wonderful apartment is offered to the market with no onward chain and a share in the freehold. The flat is part of this handsome Victorian building on a hugely popular street with great access to Clapham Common, Brixton Hill and Streatham Hill with numerous bus routes moments away and the excellent rail links of Streatham Hill station. The flat is bright and spacious and in excellent condition throughout being ready to move into straight away.

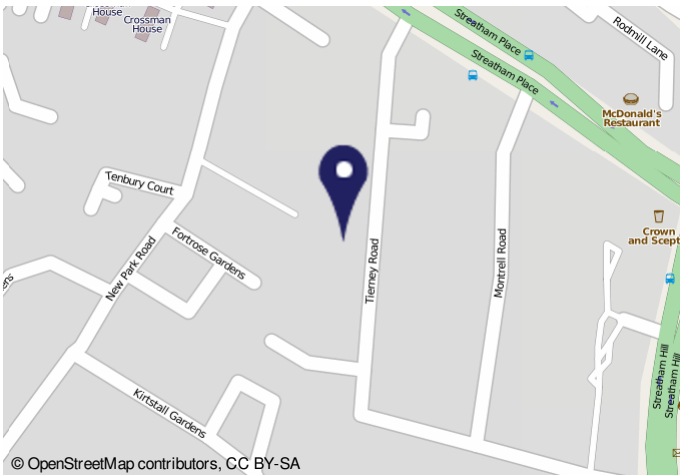
Tierney Road

Approximate Gross Internal Area = 52.5 sq m / 565 sq ft



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. (ID790018)



© OpenStreetMap contributors, CC BY-SA

Energy performance certificate (EPC) - Final energy certificate - 2023/04

Part L (EPC)	Energy rating	Valid until
Final EPC Tierney Road 1992-2021	D	27 May 2028
Certificate number: 8124-8022-6916-2028-2023		

Property type: Mid-floor flat
Total floor area: 50 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 regulations and exemptions from Energy.gov.uk/energyperformancecertificate/epc/epc-exemptions-or-efficiency-improvement-guidance/](#)

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

See [how to improve this property's energy rating](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
49-54	E		
35-48	F		
1-34	G		

The graph shows this 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. 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.