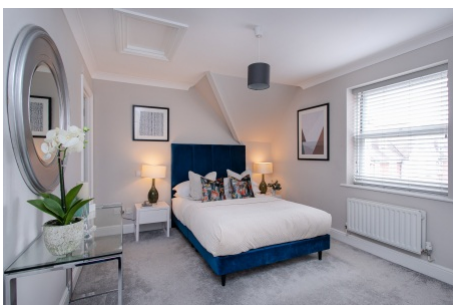


Woodbourne Avenue, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£600,000

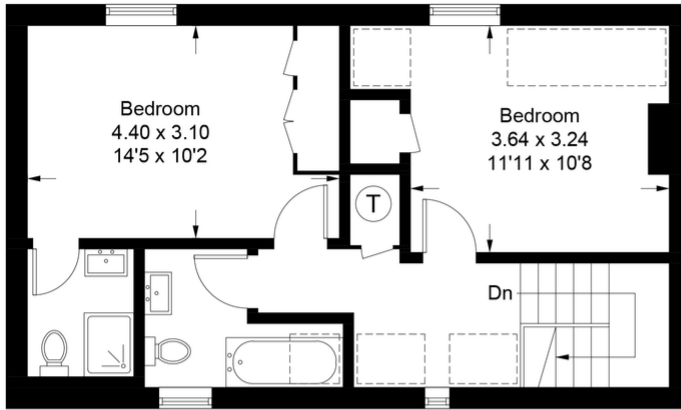
- Wonderful freehold house with garden
- Securely gated allocated parking directly outside garden gate



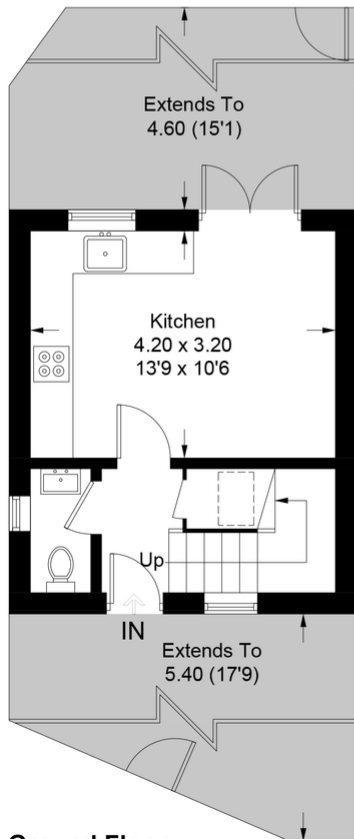
This excellent house is offered to the market with no onward chain. The spacious accommodation is arranged over three floors with large reception, eat-in kitchen, two good sized bedrooms and two bathrooms. The house forms part of a lovely small private development with secure gated allocated parking straight out of the back garden that leads into the kitchen - perfect for dropping the shopping. It comes with its own garden with rear access but is also located just moments from Tooting Bec Common. There are great bus routes on the doorstep, access to the Northern Line tube at Balham along with its fabulous array of shops, bars and restaurants and some brilliant schools nearby too.

Woodbourne Avenue

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 5.2 sq m / 56 sq ft
 Total = 90.5 sq m / 974 sq ft

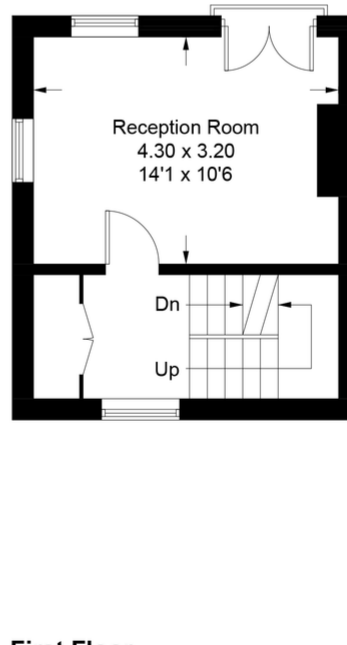


Second Floor



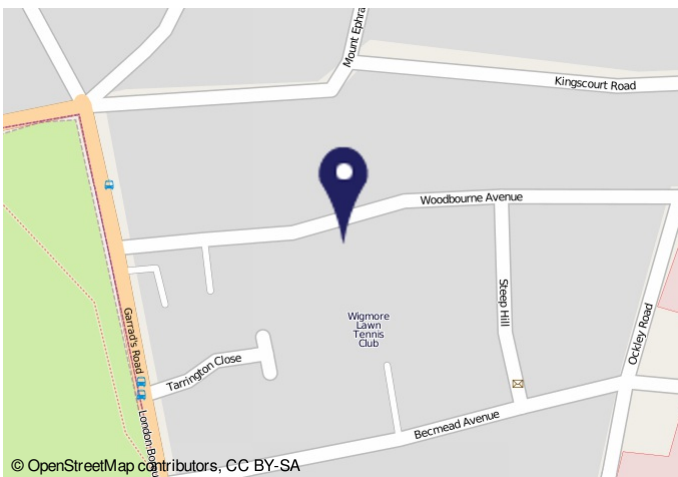
Ground Floor

= 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. (ID792347)



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

11 WOODBOURNE AVENUE LONDON, UK	Energy rating: D	Valid until: 11 May 2033
Property type: End terrace house	Current energy efficiency: 44	Certificate number: 4710-2882-2882-2101-0291
Total floor area: 95 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 landlord and agent's guide page](#) or visit [www.gov.uk/energy-ratings/landlord-agent-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 efficiency.](#)

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.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	44	55
45-54	E		
35-44	F		
1-34	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.