

Arragon Gardens, Streatham SW16

Tenure: Freehold Borough: Lambeth

£900,000

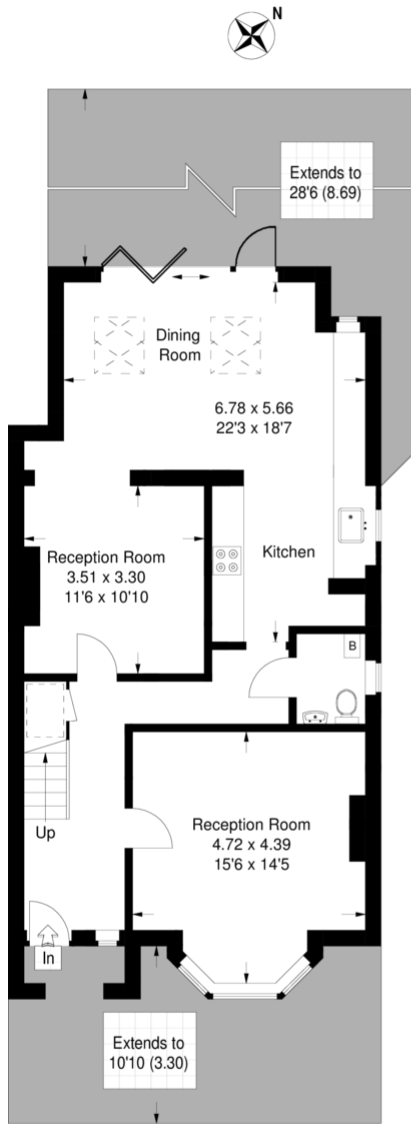
- Four bedrooms plus dressing room and study area
- Excellent decorative order



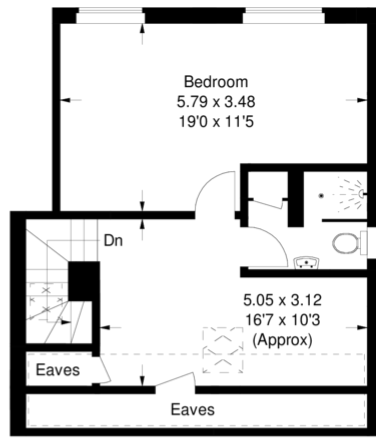
A beautifully restored Edwardian semi-detached four bedroom house situated on the quiet residential road of Arragon Gardens. The house flows beautifully on the ground floor with two reception rooms and large open plan kitchen-diner with bi-fold doors opening out on to a private garden. The first floor has three bedrooms and stylish family bathroom. A private dressing room leads you up to the top floor which can offer private accommodation either as master bedroom with office space and en-suite. Arragon Gardens is located just off Streatham High Road with all the local bars, restaurants and shops and is close to Streatham Common, Streatham and Norbury Stations giving access to Victoria, London Bridge and the City. It is a short walk to the open parkland of Streatham Common and the Rookery.

Arragon Gardens

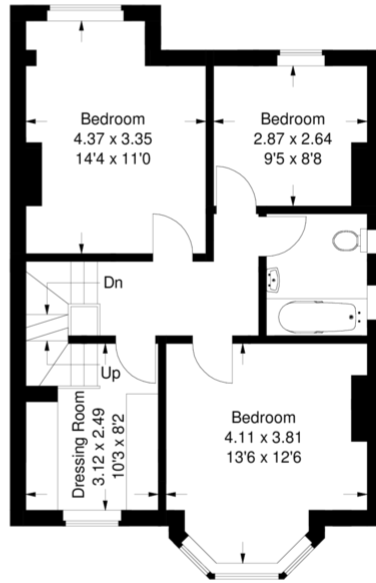
Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)
 174.7 sq m / 1880 sq ft
 Reduced Headroom / Eaves = 9.3 sq m / 100 sq ft
 Total = 184 sq m / 1980 sq ft



Ground Floor



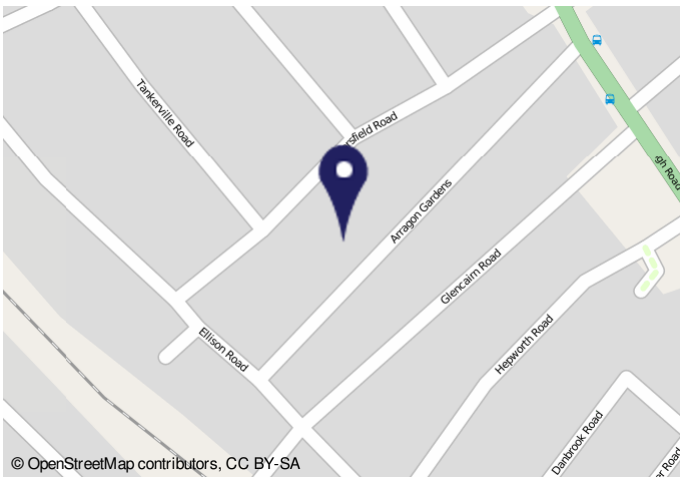
Second Floor



First 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. (ID200958)



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Energy performance certificate (EPC) - Floor energy certificate - 00106

Energy rating: D	Valid until: 8 September 2025
Certificate number: 4088-6074-0314-4766-1700	

Property type: Semi-detached house
 Total floor area: 167 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 the conditions on the restrictions and exemptions that apply to you](#) here.

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

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.