

Limetree Close, Tulse Hill SW2

Tenure: Freehold Borough: Lambeth

£475,000

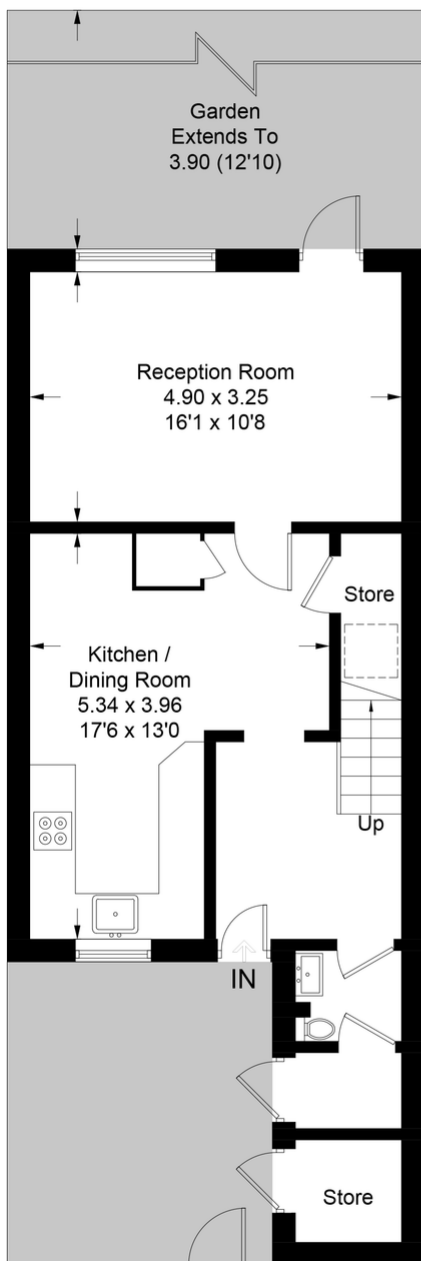
- Three bedroom house
- Would benefit from refurbishment



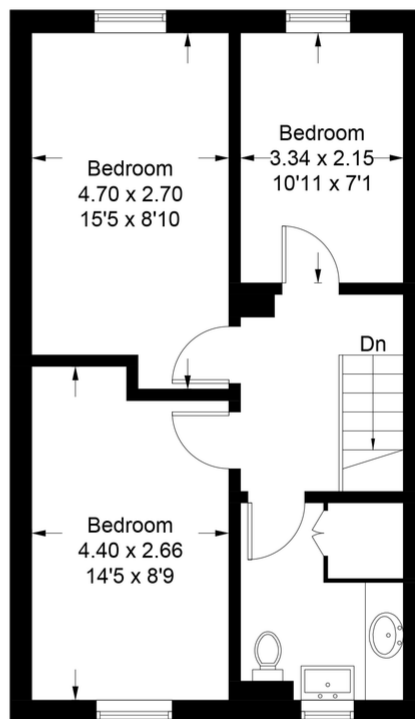
The house is located in a quiet close between Streatham Hill station and Tulse Hill station, there are also numerous bus routes on nearby Brixton hill into the city centre or giving access to the underground at Brixton on the Victoria line. Both Streatham Hill and Tulse Hill have a number of shops bars and restaurants and the open parkland of Brockwell park is a short walk away.

Limetree Close

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft
 (Excluding Reduced Headroom / Store)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 90.1 sq m / 969 sq ft



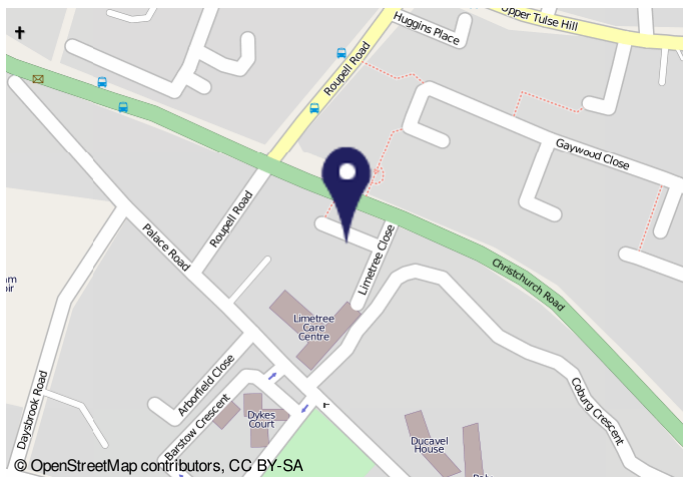
= Reduced headroom below 1.5m / 5'0



Ground Floor

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. (ID797807)



2009201_1027 Energy performance certificate (EPC) - Final energy certificate - 000048

Energy performance certificate (EPC)		Valid until	18 September 2021
14 Limetree Close Lymington, SO41 2JN	Energy rating	C	Current
Property type	Mid-terrace house		
Total floor area	85 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 EPCs](#) on gov.uk.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

Score Current: 41.16 Potential: 55.16

Energy efficiency rating for this property

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.

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.