

## Hambro Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£500,000**

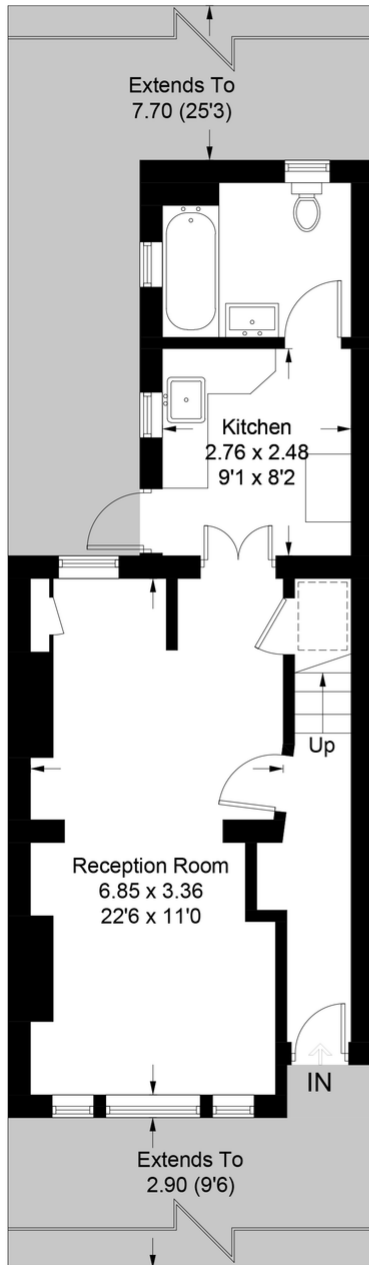
- Victorian freehold cottage
- Large private garden



A two bedroom Victorian house with potential for extension and the opportunity for a buyer to add value and refurbish to their taste. The property is offered with no onward chain, private garden, plenty of living space and the two well-sized bedrooms. Hambro Road forms part of the Ferrers Triangle which is a set of quiet residential streets close to two stations and the wide open spaces of Streatham Common.

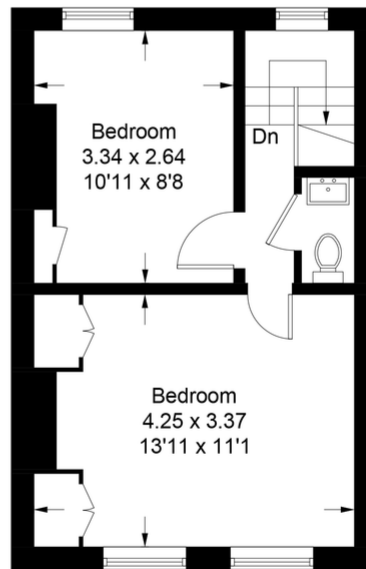
# Hambro Road

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 0.7 sq m / 7 sq ft  
 Total = 70.9 sq m / 763 sq ft



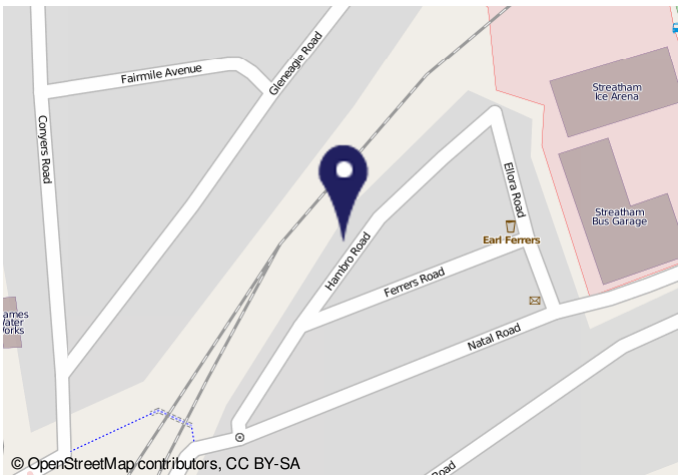
**Ground Floor**

= 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. (ID799553)



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03102021\_1238 Energy performance certificate (EPC) - Final energy certificate - 03/04/20

Energy performance certificate (EPC)	
150 Hambro Road Streatham Salisbury	Issue date: 23 October 2021 Certificate number: F001-1062-1201-4896-1204
Property type: Mid-terrace house	
Total floor area: 69 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 that apply to all buildings in the United Kingdom](#).

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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	
49-54	E		
45-48	F		
35-44	G		

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.

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.