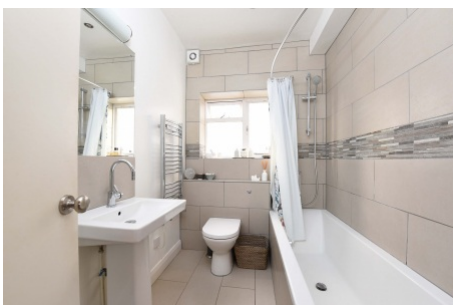


Tierney Road, Streatham SW2

Tenure: Leasehold Borough: Lambeth

£375,000

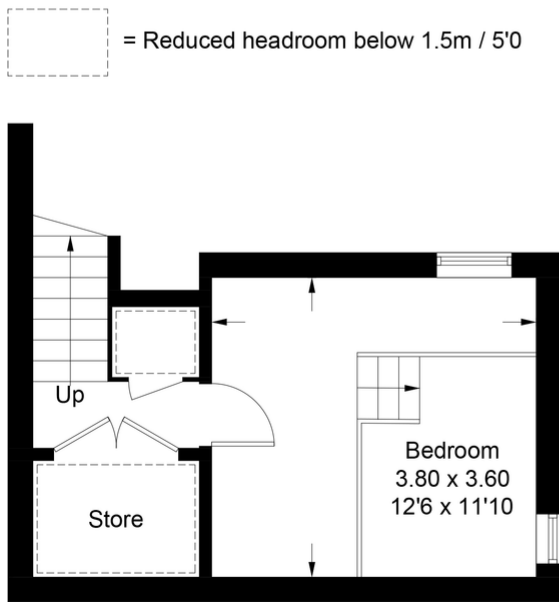
- Modern one bedroom flat
- Private garden



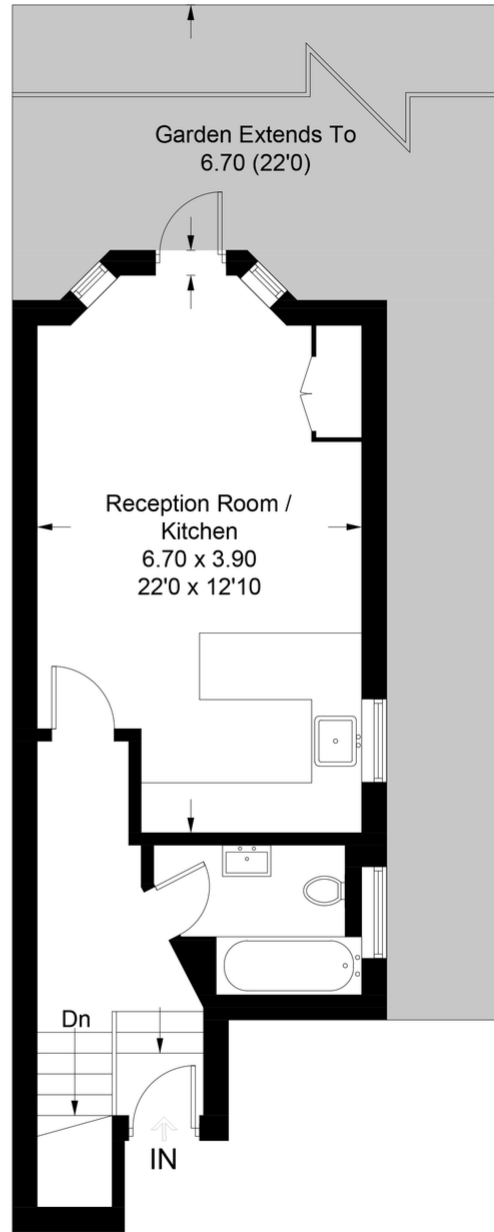
A beautifully presented and large one bedroom flat to rent on Tierney Road. The spacious accommodation is well arranged over two levels. The ground floor offers a bright open plan living room/kitchen area, with fitted appliances and a modern tiled bathroom. The lower floor offers a large double bedroom with ample storage and a walk in wardrobe. This property also benefits from a generously sized private garden. There are numerous buses via Brixton (Victoria Line) taking you into the center of London. The nearest station is Streatham Hill with direct routes in to London Bridge and Victoria.

Tierney Road

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 3.7 sq m / 40 sq ft
 Total = 58.6 sq m / 631 sq ft

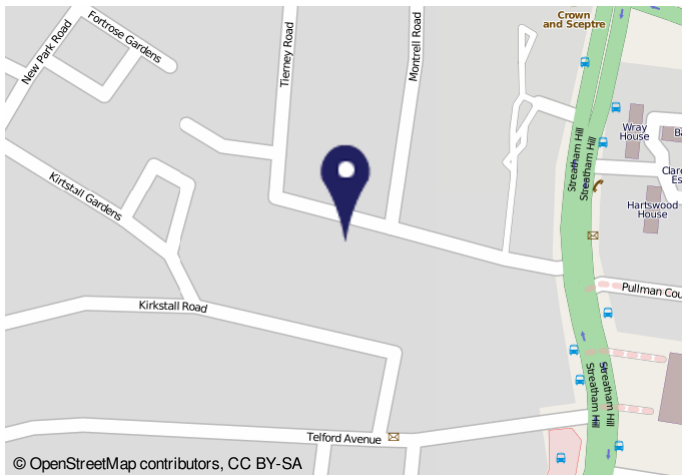


Lower Ground Floor



Ground 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. (ID818240)



12321, 12.16 MW Energy performance certificate (EPC) - Final energy certificate - 02/04/24

Energy performance certificate (EPC)	
123 Tierney Road Kirkstall Leeds	Valid until: 8 June 2032 Certificate number: 989-048-102-001-0017
Property type	Ground-floor flat
Total floor area	54 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 additional information on the exemptions and exemptions from <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>.

Energy efficiency rating for this property

The 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 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.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
49-54	E		
45-48	F		
1-44	G		

12321, 12.16 MW Energy performance certificate (EPC) - Final energy certificate - 02/04/24

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.