

Harborough Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£550,000

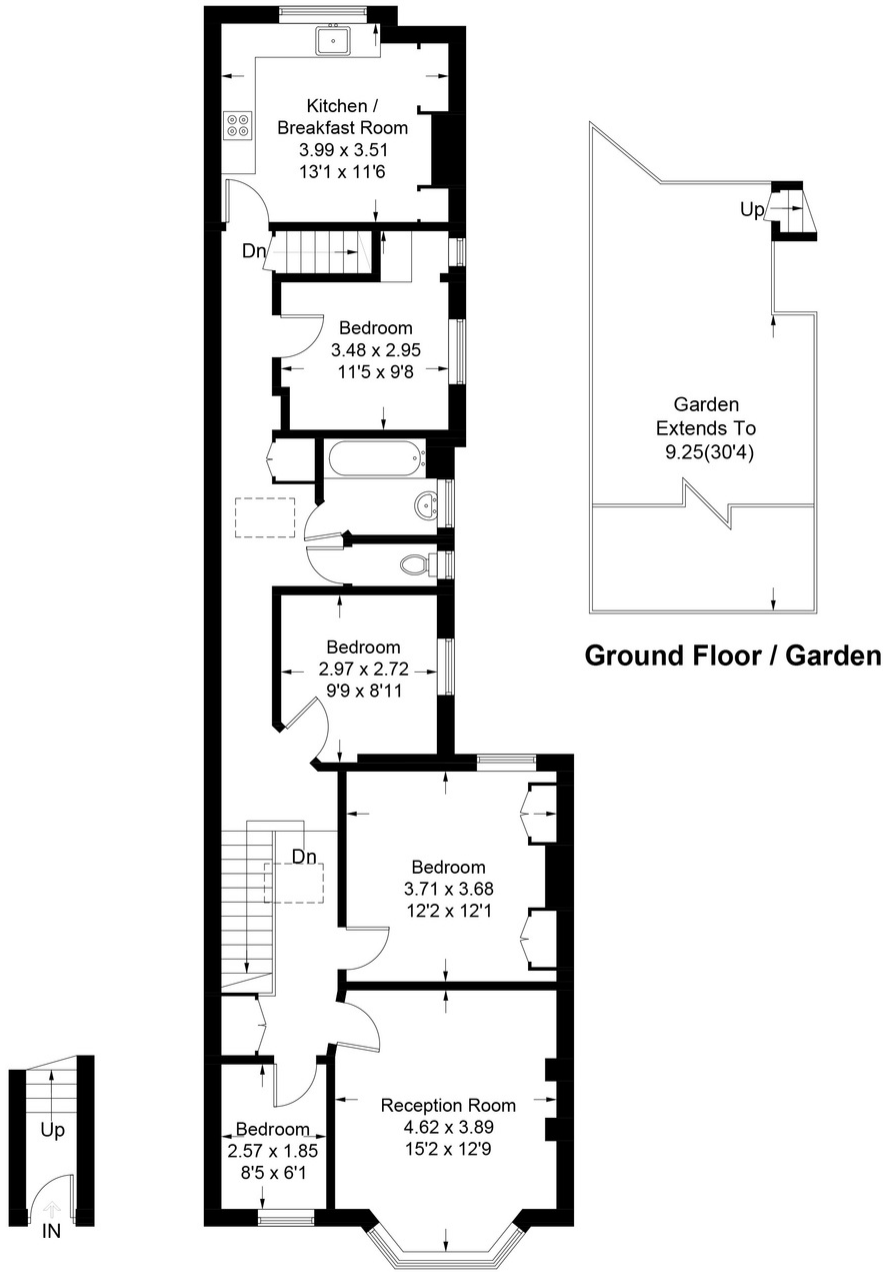
- 3-4 bedrooms
- Private garden and front door



An exciting opportunity to purchase a first floor Edwardian maisonette on Harborough Road. This 3-4 bedroom maisonette would benefit from some improving but has good natural light being situated on the first/top floor with access to a large loft and offers more than 1000sq ft of internal space. It also has a private garden that is directly accessed from the flat. Harborough Road is in close proximity for popular primary schools and the outstanding Dunraven Secondary School. There is a long established French café at the end of the road and Streatham Common within close proximity. On Streatham High Road there are plenty of bars, restaurants and shops. Streatham Hill and Streatham stations are close by, with direct trains to Clapham Junction, Victoria, London Bridge and the City.

Harborough Road

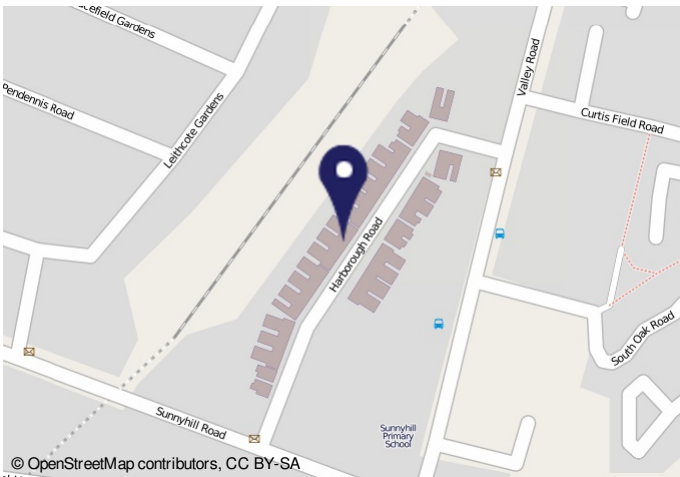
Approximate Gross Internal Area Total = 100.4 sq m / 1081 sq ft



Ground Floor
Sq ft 26

First Floor
Sq ft 1055

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID400893)



00000202_1010 Energy performance certificate (EPC) - Floor area energy certificate - 00000000

Energy performance certificate (EPC)	
122, Harborough Road Sunnyhill SUNNYHILL	Issue date: 18 October 2017 Certificate number: 0002_7420_2000_0000_0000
Property type	Top-floor flat
Total floor area	96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) [here](#) or see [how to improve this property's energy efficiency plan](#) [here](#).

Energy efficiency rating for this property

The property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
39-54	E		
21-38	F		
1-20	G		

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

https://www.energy-certificates.gov.uk/energy-certificates/0002_7420_2000_0000_0000

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.