

Amesbury Avenue, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

£825,000

- Four double bedrooms
- Two spacious reception rooms



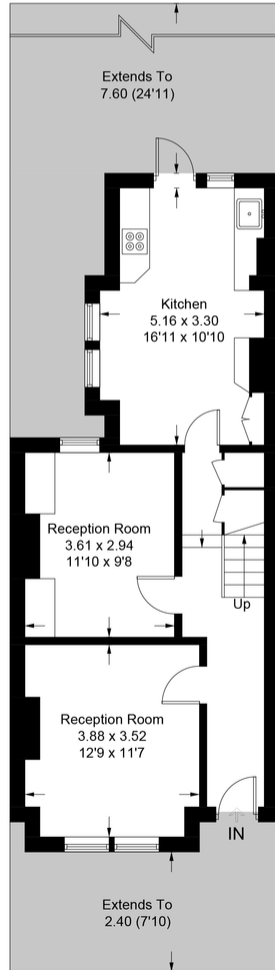
A super four bedroom house on this premium road in Streatham Hill. Just a few moment's walk from Streatham Hill Station and the ever-improving array of shops, bars and restaurants of the area, it is hard to find a better location in the whole of the area. The property boasts two spacious receptions and eat-in kitchen with private south-facing garden and the bedrooms arranged over a further two floors above. Amesbury Avenue has some of the most sought-after architecture in the area with this freehold house being an excellent example.

Amesbury Avenue

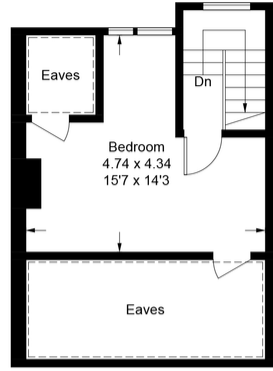
Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 11.8 sq m / 127 sq ft
 Total = 136.7 sq m / 1471 sq ft
 (Including Eaves)



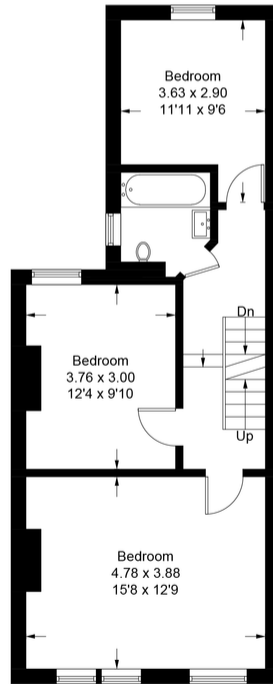
= Reduced headroom below 1.5m / 5'0"



Ground Floor

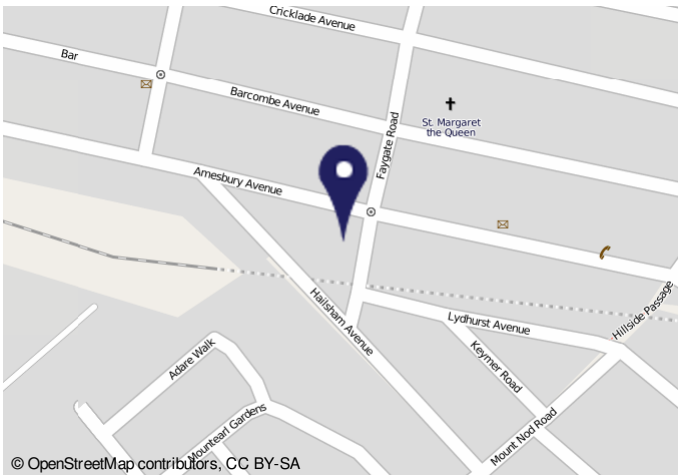


Second Floor



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. (ID793112)



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Energy performance certificate (EPC) - Final energy certificate - 2023/04

15 Amesbury Avenue Amesbury	Energy rating: D	Valid until: 13 September 2031
15 Amesbury Avenue Amesbury	Current energy efficiency: 44	Certificate number: 4916-2887-6016-2106-1285

Property type: Mid-terrace house
 Total floor area: 125 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 the Energy and Water Efficiency \(England and Wales\) Regulations 2015.](#)

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.