

Norfolk House Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£525,000

- Three bedroom Victorian conversion
- Over 1000sq ft of accommodation




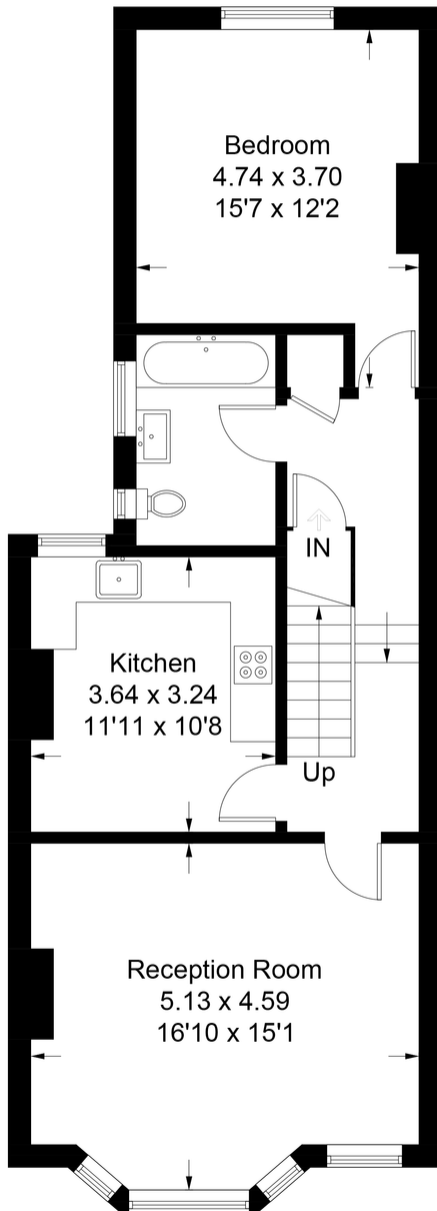
A stunning three bedroom Victorian conversion apartment located on Norfolk House Road. The accommodation, which is split over three floors comprises of large reception room with bay window and stripped wooden flooring, separate eat-in kitchen, three double bedrooms, modern bathroom with shower over bath and underfloor heating. The property has been modernised throughout, is sold with no onward chain, is close to the excellent rail links of Streatham Hill station and only a short walk from Tooting Bec Common.

Norfolk House Road

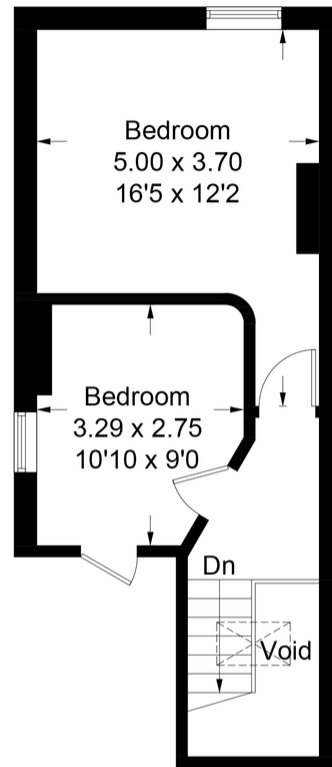
Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft
(Excluding Void)



 = Reduced headroom below 1.5m / 5'0

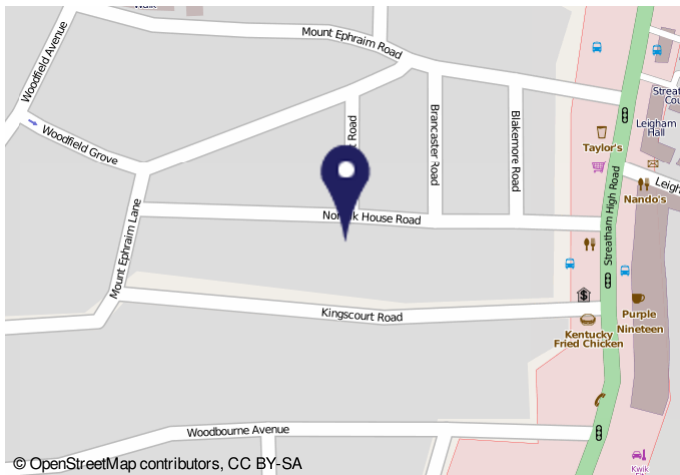


First Floor



Second 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. (ID773065)



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20012021 Energy performance certificate (EPC) - Final energy certificate - 2021/04

Energy performance certificate (EPC)	
THE NORFOLK HOUSE ROAD Leigham, LE19 7LQ	Issue date: 28 July 2021 Certificate number: 9545-9489-2383-8304-0204
Property type: Top-floor flat	
Total floor area: 83 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 government website](#) and [check the rules on letting properties with an energy rating of F or G](#).

Energy efficiency rating for this property

This 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.

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.