

## Wavertree Road, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

**Offers in excess of £950,000**

- Wonderful 4-5 bedroom semi-detached house
- Lovely walled garden



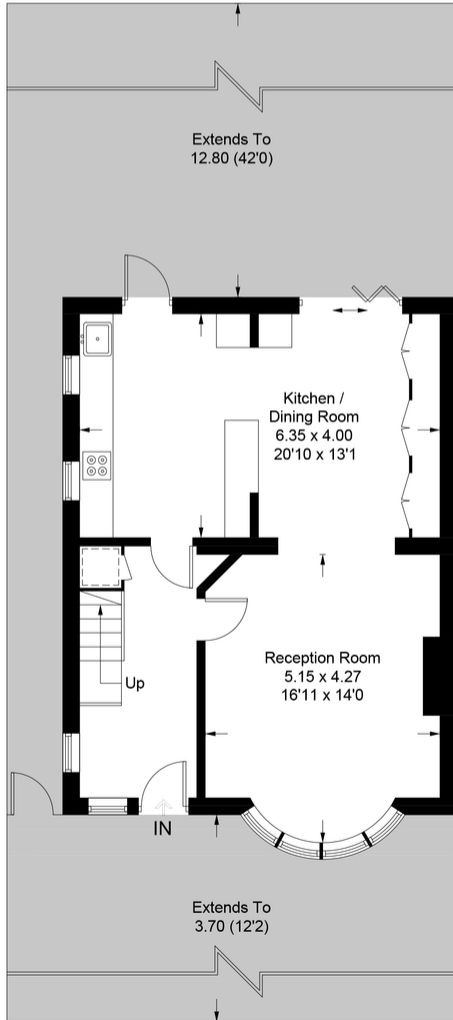
This beautifully presented semi-detached house with a stunning private garden is on a lovely part of this residential street. Wavertree Road is a short walk from Streatham Hill station and all of the excellent shops, bars and restaurants of the area. Alternatively Tulse Hill station is about the same distance to the East and offers a more direct route to London bridge. There are also numerous bus routes to the City and West End. The house is arranged over three floors with the loft currently arranged as a master suite with bathroom but has been designed that with the installation of stud wall is easily convertible into two bedrooms. The house is sold with no onward chain.

# Wavertree Road

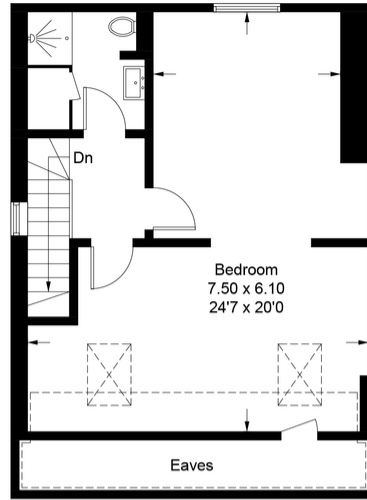
Approximate Gross Internal Area = 156.7 sq m / 1687 sq ft  
 Reduced Headroom = 11.3 sq m / 120 sq ft  
 Total = 168 sq m / 1808 sq ft (Including Eaves)



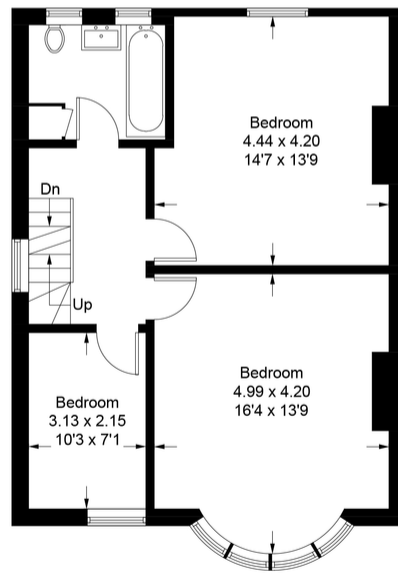
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**

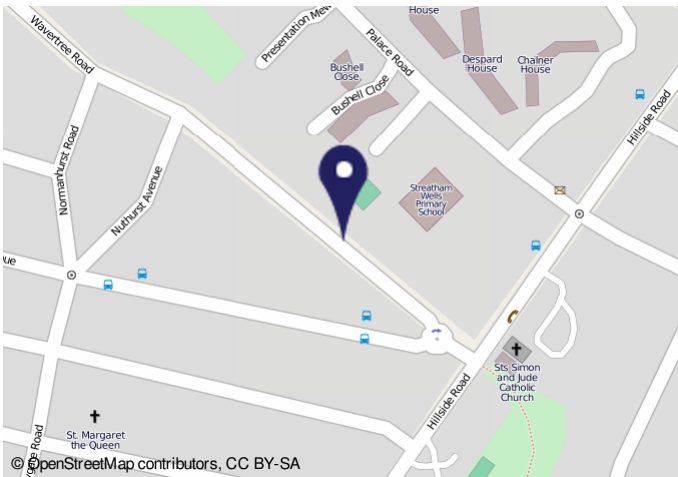


**Second Floor**



**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. (ID775813)



Energy performance certificate (EPC)																																		
17 Wavertree Road L16 2JH	Energy rating: <b>E</b>	Valid until: 5 April 2028 Certificate number: 9866-2722-21-10-9797-0443																																
Property type	Semi-detached house																																	
Total floor area	160 square metres																																	
<b>Rules on letting this property</b>																																		
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 guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords-obligations-when-letting-a-property">https://www.gov.uk/guidance/landlords-obligations-when-letting-a-property</a> .																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is E. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr> <tr><td>92-100</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>44-54</td><td>E</td><td></td><td></td></tr> <tr><td>35-43</td><td>F</td><td></td><td></td></tr> <tr><td>2-34</td><td>G</td><td></td><td></td></tr> </table>	Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			44-54	E			35-43	F			2-34	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:                      the average energy rating is D                      the average energy score is 60</p>	
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**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.