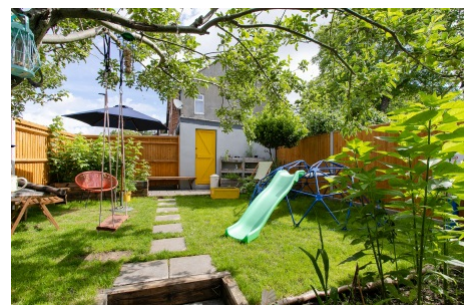


Ivyday Grove, Streatham SW16

Tenure: Freehold Borough: Lambeth

£700,000

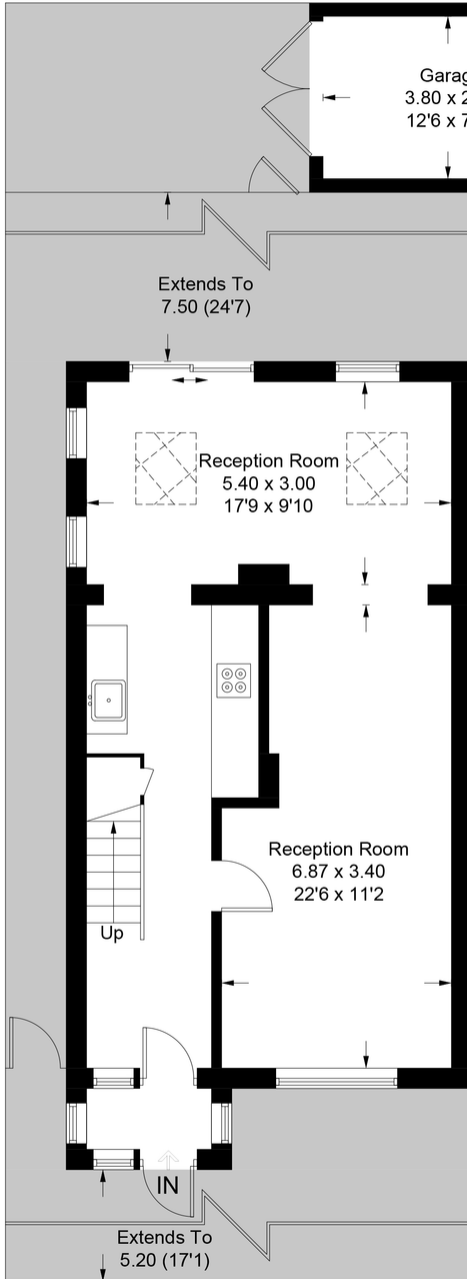
- End of terrace
- Attractive private garden



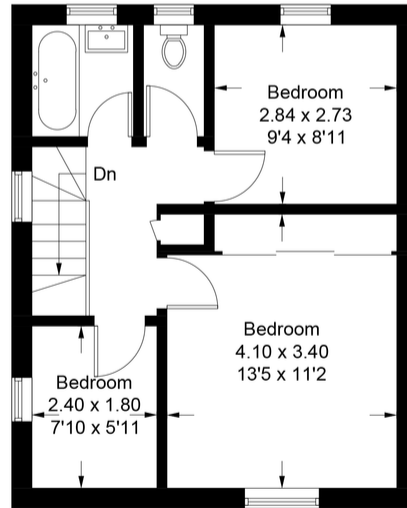
A lovely three bedroom end of terrace house situated on the corner of a no-through road. The house is very spacious downstairs with double reception, recently renovated kitchen and extended dining area. This leads to the attractive rear garden which in turn leads to the garage and parking space accessed from the rear. Upstairs there are three bedrooms and bathroom, plus access to the loft which offers potential for extension. The house is beautifully presented throughout and is excellently located for schools, the shops, bars and restaurants of Streatham Hill and the train station.

Ivyday Grove

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
 Garage = 9.1 sq m / 98 sq ft
 Total = 103.5 sq m / 1114 sq ft

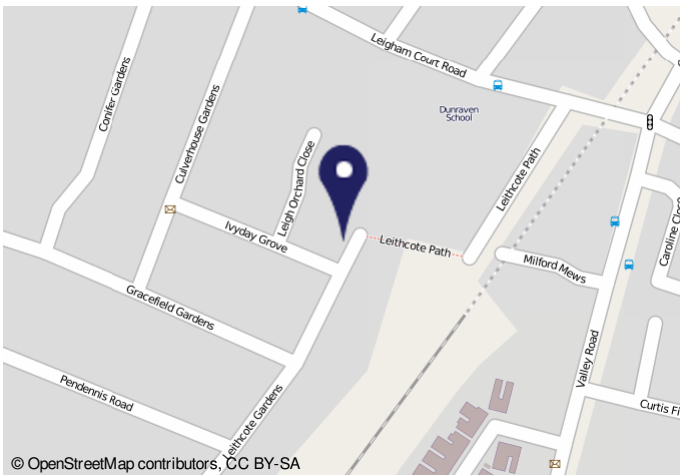


Ground Floor



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. (ID777058)



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Energy performance certificate (EPC) - Final air energy certificate - 2021/24

14 Leithcote Close Leigh, Lancashire	Energy rating	D	Valid until	30 March 2027
Property type	End-terrace house			
Total floor area	96 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 the conditions on the exemptions and exemptions from them on our website](#) or [contact our customer service team](#).

Energy efficiency rating for this property
 This property's current energy rating is D. It has the potential to be C.

Energy efficiency rating for this property
 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.