

Thornton Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£500,000

- Spacious garden flat
- Two bedrooms and some original features




A lovely two bedroom garden flat located close to Tooting bec Common. There are shops bars and restaurants on the high street as well as Streatham Hill station connecting to Clapham junction and victoria. Alternatively Balham is only a short walk to the west to provide alternative routes into the city and amenities. The accommodation is spacious and whilst currently used as a one bedroom is easy to see as a two bedroom flat with large private garden.

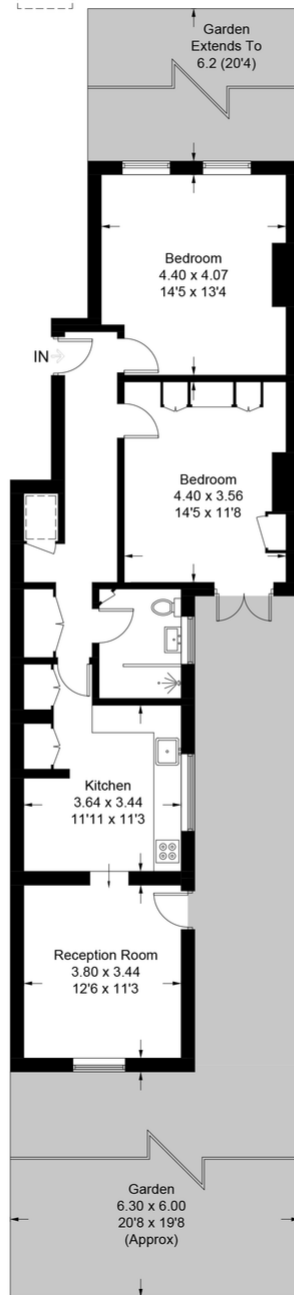
Thornton Avenue

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
(Excluding Reduced Headroom)

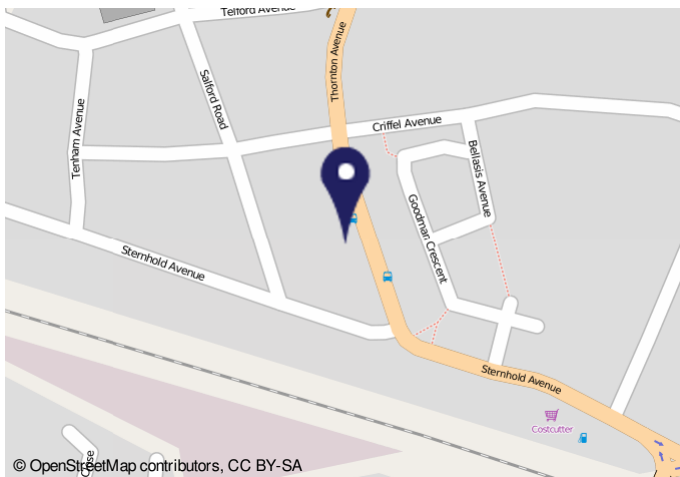
Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 78.9 sq m / 850 sq ft

 = Reduced headroom below 1.5m / 5'0"



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. (ID781227)



© OpenStreetMap contributors, CC BY-SA

20012207 Energy performance certificate (EPC) - Final energy certificate - 2023/04

Energy performance certificate (EPC)		Issue date	28 July 2023
PL011	THORNTON AVENUE SARPHAT ROAD S10 2JH	Energy rating	C
Property type	Ground-floor flat		
Total floor area	79 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 website and spreadsheet tool here: gov.uk/energy-ratings/exemptions-spreadsheet](#)

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	C	
55-68	D		
45-54	E		
35-44	F		
1-34	G		

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.