

Sherwood Avenue, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £600,000

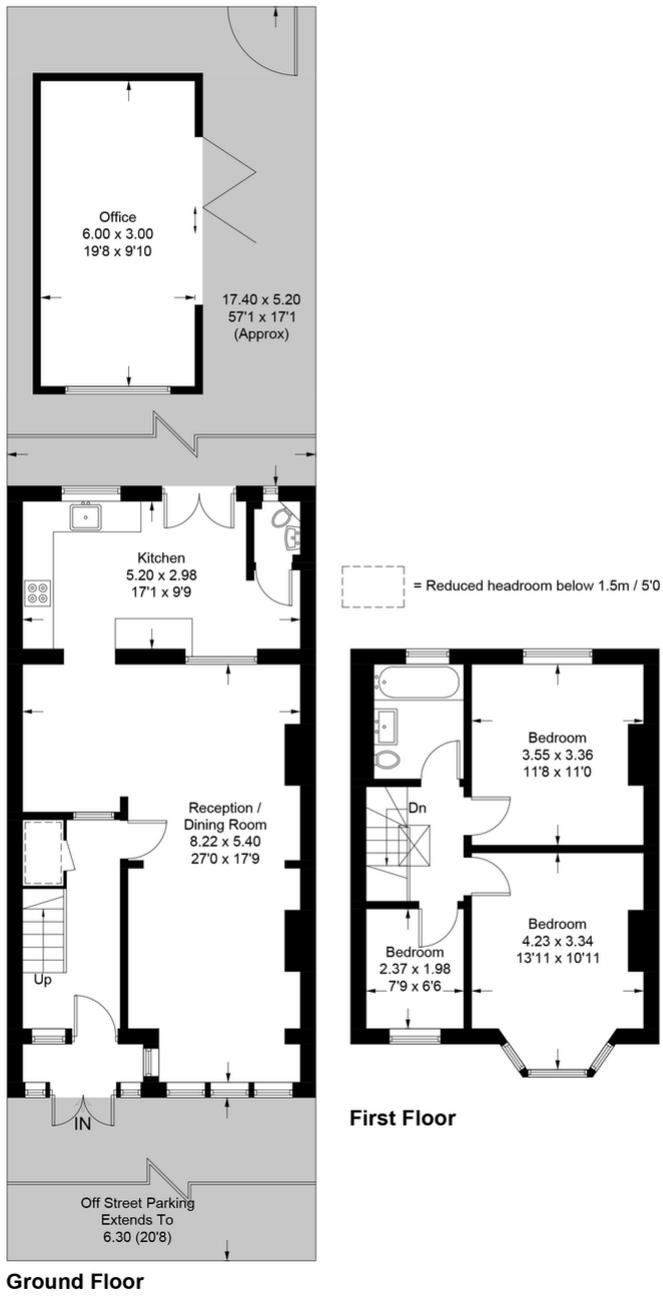
- Wonderful three bedroom house
- Garden studio



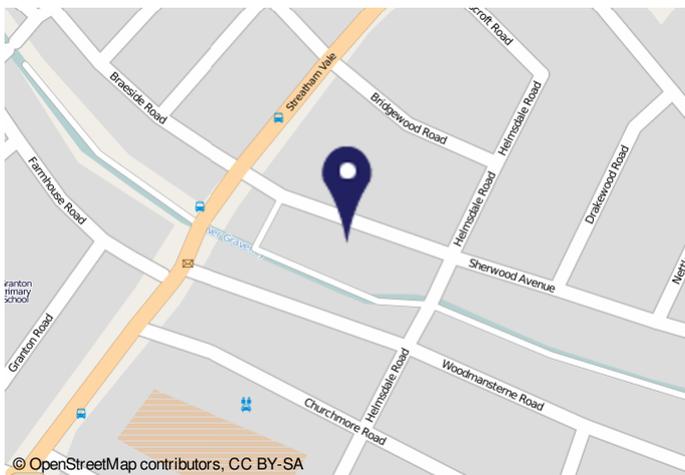
A fabulous three bedroom house located on a quiet residential road only a short walk to Streatham Common station. The property comprises double reception room with hardwood floors, leading to a home office space and newly renovated kitchen, equipped with induction hob and breakfast bar. Off the kitchen are doors to the large south facing garden, which benefits from rear access and a fully insulated, heated and wired garden studio, perfect for a home office or gym. The first floor has three good sized bedrooms and a modern bathroom with underfloor heating. Additional features include off street parking with charging point, ground floor w/c and boarded loft space. There are supermarkets, leisure centre, the park, schools and well regarded pubs all close by.

Sherwood Avenue

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1 sq m / 11 sq ft
 Office = 18 sq m / 194 sq ft
 Total = 119.9 sq m / 1291 sq ft



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. (ID793951)



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

14 Sherwood Avenue Leeds, LS2 9JY	Energy rating D	Valid until 13 September 2031
Property type Mid-terrace house	Certificate number: 4882-1482-2023-0006-1200	
Total floor area 97 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 that apply to all buildings and rented properties](#).

Energy efficiency rating for this property

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

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

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.