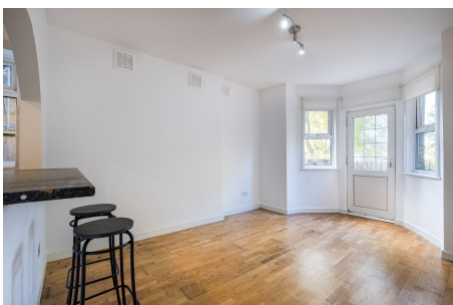


Tierney Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£325,000

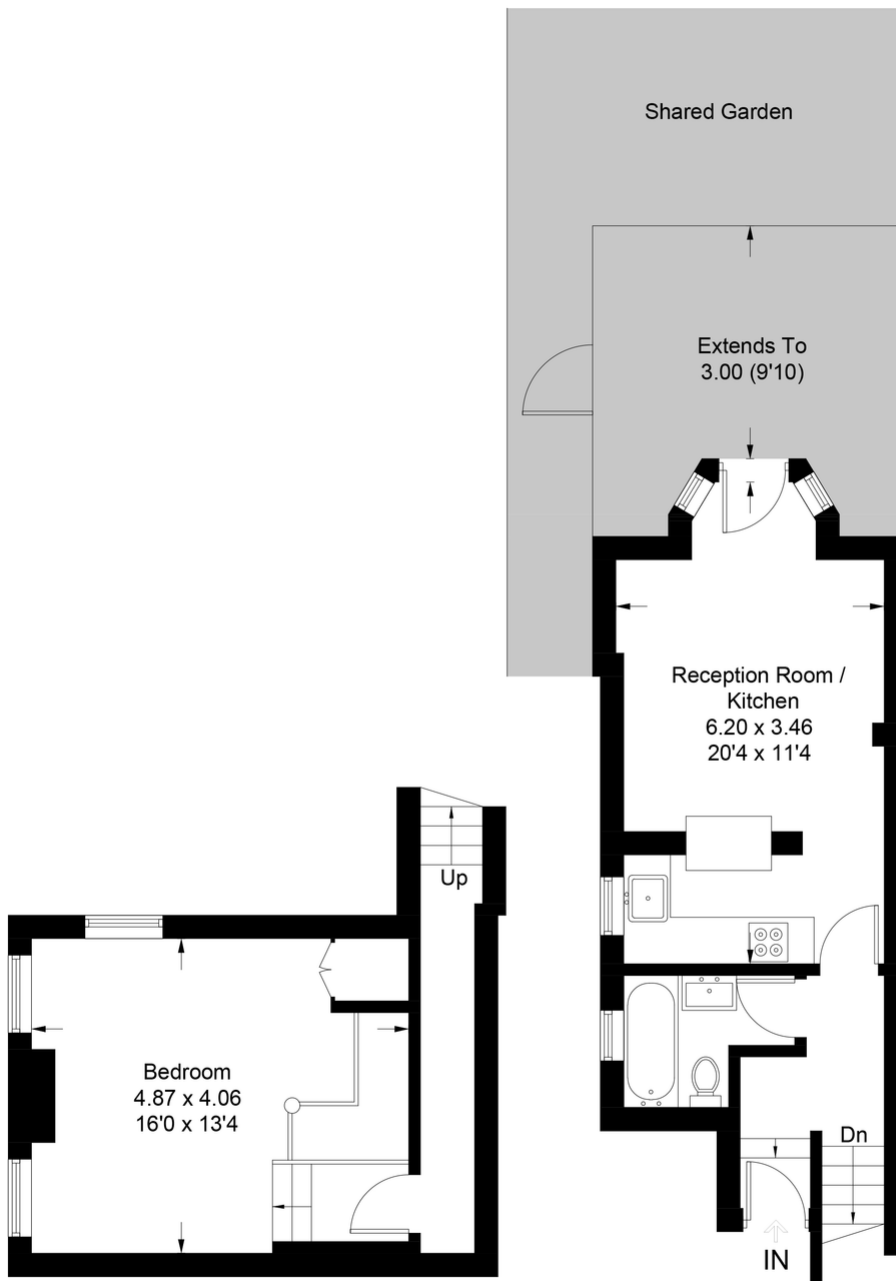
- One bedroom garden flat
- Private patio and large shared garden



A split level one bedroom flat on the ground floor of a converted period building with private patio and direct access to a large shared garden. The property is on a very popular road of attractive period properties close to the top of Brixton hill. Many buses pass by on the High road and South circular to give alternative routes into the city and Brixton underground station. Streatham Hill overground station is less than ten minutes to the south which connects directly to Victoria and Clapham junction. The property is offered chain free.

Tierney Road

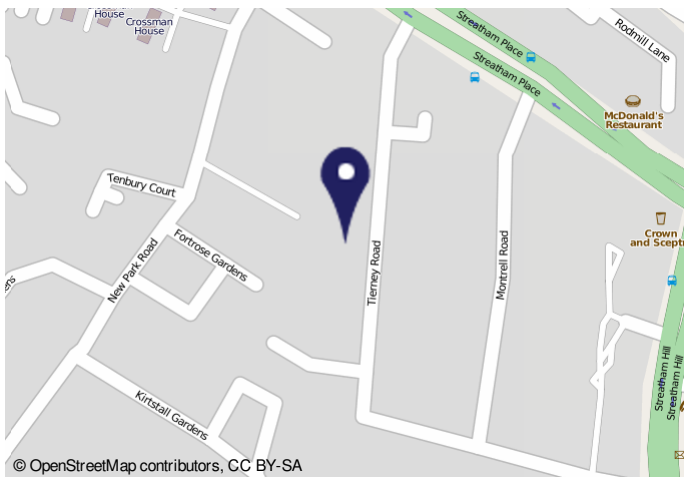
Approximate Gross Internal Area = 52.6 sq m / 566 sq ft



Lower Ground Floor

Ground 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. (ID807000)



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15/12/21 11:28 AM Energy performance certificate (EPC) - Private energy certificate - 000046

Energy performance certificate (EPC)		Valid until	17 August 2029
Part 2 Energy Road 15/12/21	Energy rating	Current	D
Property type		Basement flat	
Total floor area		57 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 exemptions from EPCs on gov.uk/energy-efficiency/energy-ratings/property-exemptions](#)

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](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	48.4	
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.

https://www.energy-certificates.digital.com/energy-certificates/15/12/21/11:28/AM/000046

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.