

## Amesbury Avenue, Streatham Hill SW2

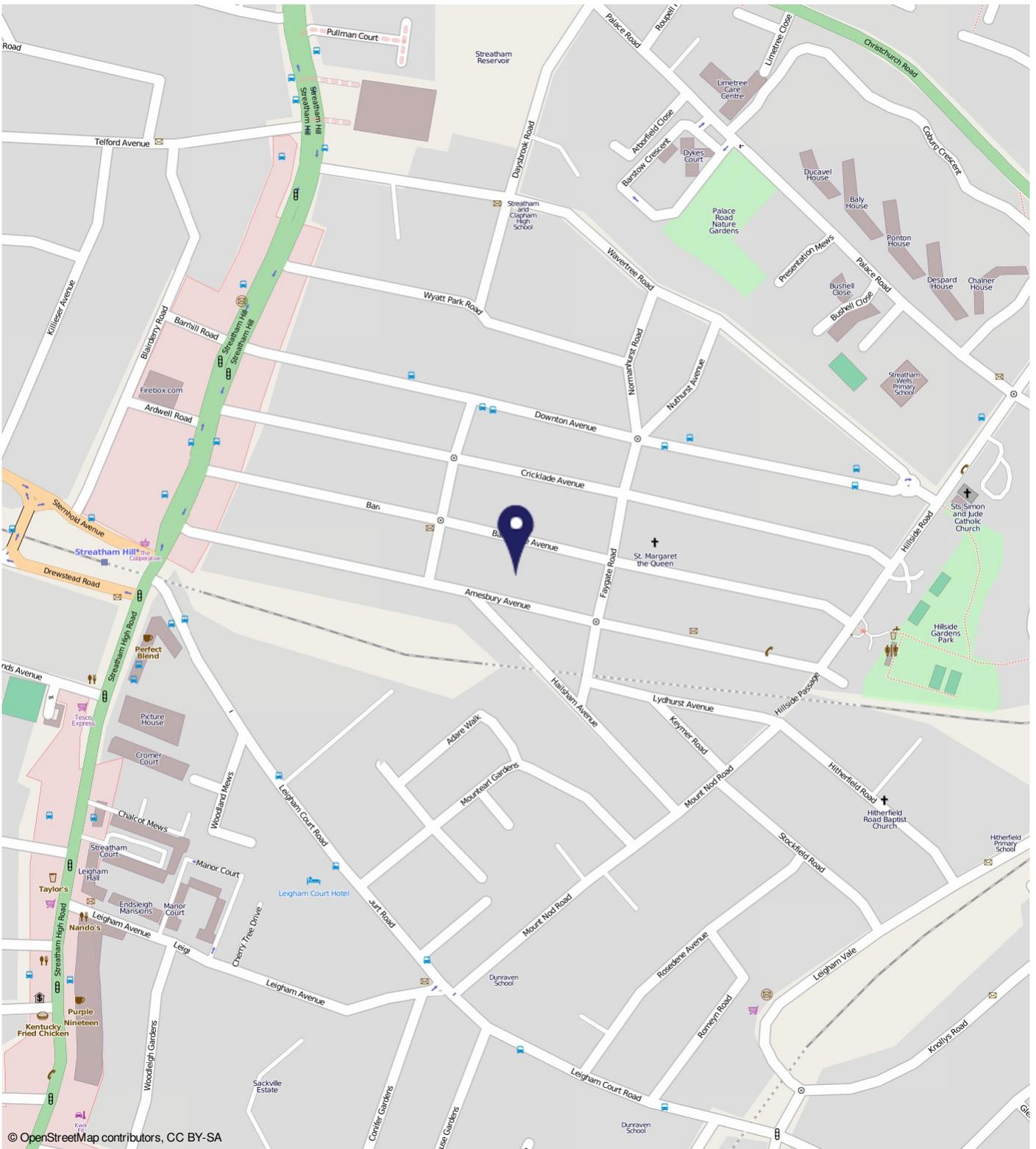
Tenure: Freehold Borough: Lambeth

**Offers in excess of £850,000**

- **Stunning four bedroom family house**
- **Beautiful exterior**



A very impressive four bedroom family house located on this hugely popular residential road in Streatham Hill. The stunning exterior is one of the finest examples on the street. The accommodation is arranged over three floors and is presented in very good order. On the ground floor is a large double reception and kitchen-breakfast room with lovely side-bay window. The first floor comprises three bedrooms and bathroom with the fourth bedroom on the top floor. To the rear of the property is a low maintenance smart private garden with shed. Amesbury Avenue is just moments from Streatham Hill station with excellent rail links into the City and West End and an excellent array of shops, bars and restaurants on the doorstep.



## Amesbury Avenue, Streatham Hill SW2

### Distances

- To Streatham Hill Rail Station 0.2 miles
- To Tulse Hill Rail Station 0.7 miles
- To West Norwood Rail Station 0.9 miles
- To Streatham Rail Station 0.9 miles

11021, 9:58 AM Energy performance certificate (EPC) - Floor energy certificate - 02/1/26

Energy performance certificate (EPC)	
11021, 9:58 AM	11 May 2023
11021, 9:58 AM	11021, 9:58 AM
Property type	Mid-terrace house
Total floor area	118 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 [rental and exemptions from EPCs for private rented properties](#) website.

**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 efficiency](#).

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.