

## Knollys Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£900,000**

- Large semi-detached Edwardian house
- Huge kitchen-dining room



A truly stunning Edwardian, semi-detached house in immaculate condition throughout. The property comprises two large reception rooms, kitchen-dining room, four double bedrooms beautifully appointed bathroom and downstairs cloakroom. To the rear is a large private garden and at the front is private off-street parking. The house is offered to the market chain free and is within a short walk of Streatham Hill station, an excellent array of shops, bars and restaurants and the excellent Dunraven school.

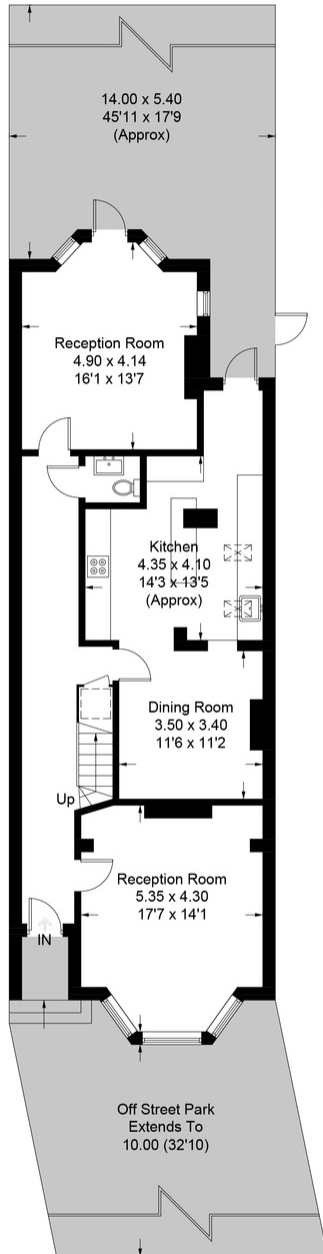
# Knolly's Road

Approximate Gross Internal Area = 177.2 sq m / 1908 sq ft

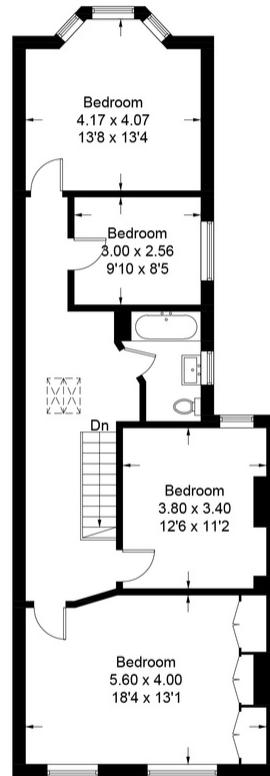
(Excluding Reduced Headroom)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 177.8 sq m / 1914 sq ft

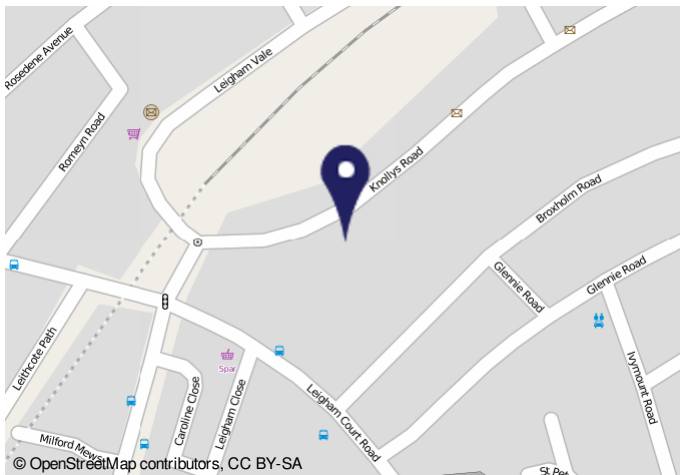


Ground Floor



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. (ID609294)



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21012, 9:38 AM Energy performance certificate (EPC) - Floor energy certificate - 001026

Energy performance certificate (EPC)		Issue date	Valid until
Floor energy certificate	10/10/2018	18 January 2022	18 January 2022
Energy rating	D	Certificate number	4012-0128-0000-0000-0208

Property type: Semi-detached house  
Total floor area: 180 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 rules](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/626233/energy\\_rating\\_exemptions.pdf](#)).

**Energy efficiency rating for this property**  
The property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency](#)

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.