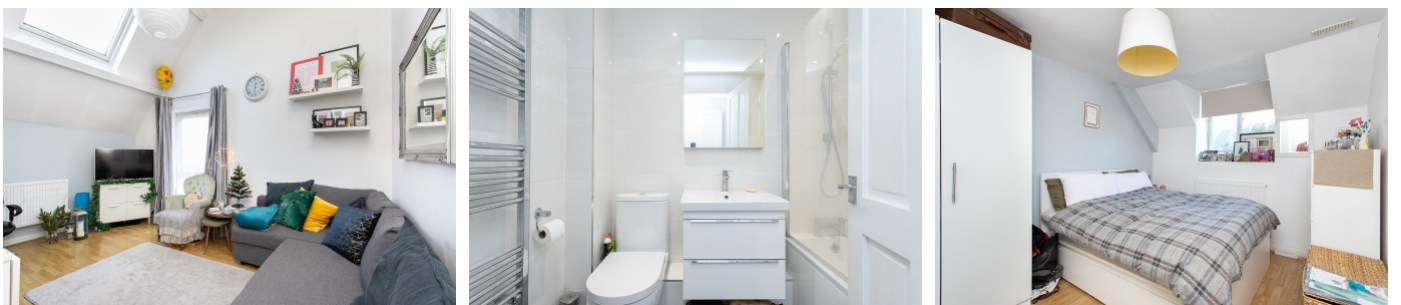


Farnan Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£285,000

- One bedroom flat
- No chain




A charming one double bedroom flat in a converted Victorian school situated on the first floor. The property has a spacious open plan living and kitchen area, double bedroom and bathroom. The flat benefits from access to a communal garden, sole access to loft space and is share of freehold.

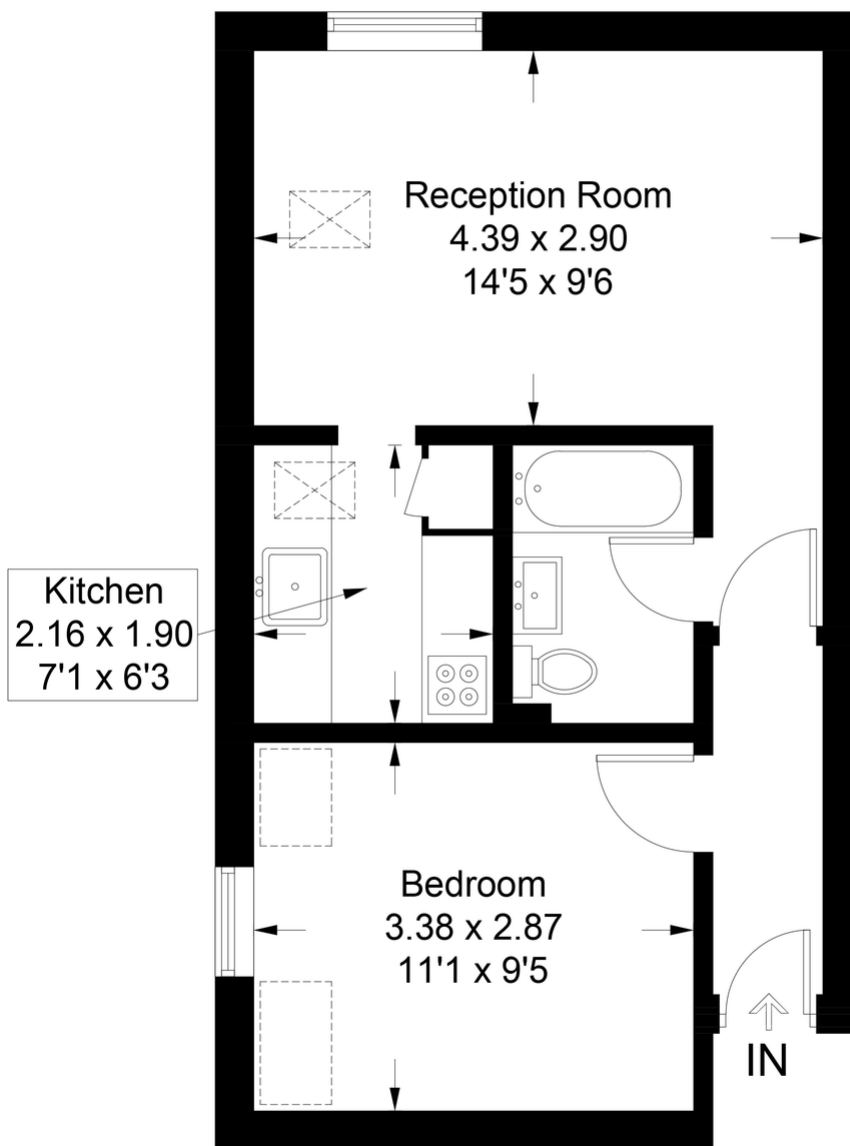
Farnan Road is situated close to the Streatham Hub development and leisure centre and open spaces of Streatham Common and The Rookery as well as all the bars, restaurants and shops on the High Road. Streatham mainline station is the closest with direct links to London Bridge and the City as well as Streatham bus garage with direct routes into town.

Farnan Hall

Approximate Gross Internal Area = 34.8 sq m / 374 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1.1 sq m / 12 sq ft
 Total = 35.9 sq m / 386 sq ft

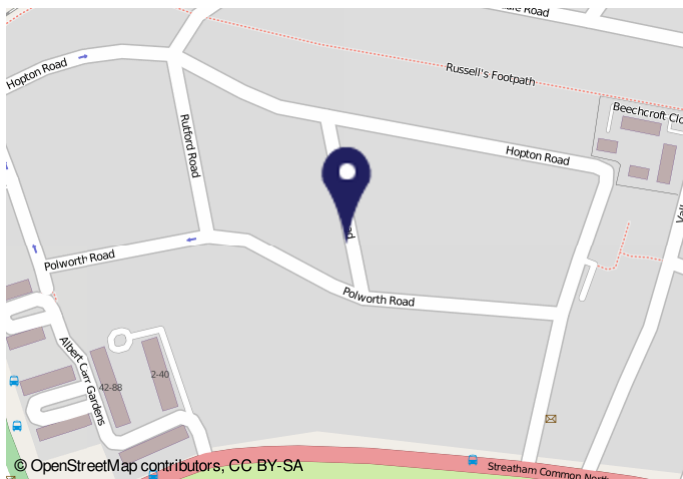


 = Reduced headroom below 1.5m / 5'0



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. (ID714315)



Energy performance certificate (EPC) - Floor energy certificate - 000106

Energy rating	D	Valid until	3 February 2022
Property type	Top-floor flat	Certificate number	0121-0122-2000-0004-2000
Total floor area	36 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 additional information on the exemptions and exemptions rules https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446666

Energy efficiency rating for this property

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

[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.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	40.1	45.8
44-54	E		
35-43	F		
1-34	G		

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.