

## Tierney Road, Streatham Hill SW2

Borough: Lambeth

**£1,700 pcm**

- Two Double Bedrooms
- Open-Plan Kitchen / Living room

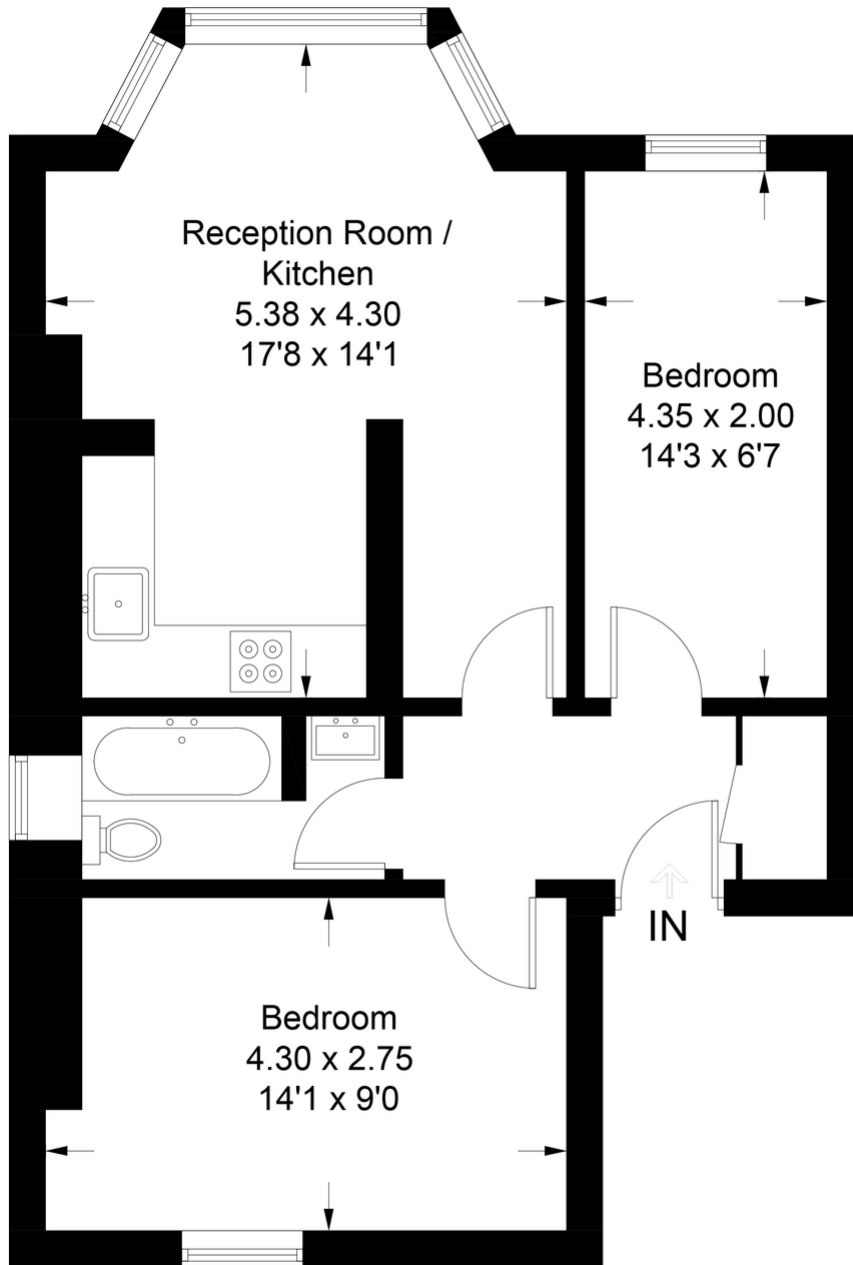


A lovely and bright two double bedroom first floor flat. The property comprises; open plan kitchen / living room with bay window, two double bedrooms, modern tiled bathroom and built-in storage. Tierney road is an attractive quiet street located between Streatham Hill and Brixton Hill. The nearest station is Streatham Hill BR with direct routes into London Bridge and Victoria, as well as numerous buses via Brixton (Victoria Line) taking you into the centre of London. Available early-June, part-furnished.

# Tierney Road

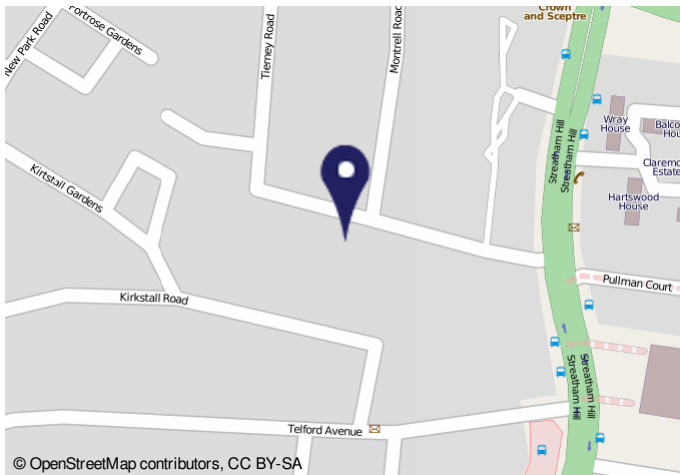


Approximate Gross Internal Area = 51.1 sq m / 550 sq ft



## 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. (ID856571)



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2024/02/13 19 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Property address	174 Tierney Road, LONDON, W10 7JG	Energy rating	<b>D</b>	Valid until	17 August 2034
System number	9624011720628642889	System number	9624011720628642889		

**Property type**  
Mid-floor flat

**Total floor area**  
52 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 guidance for landlords on the landlord's and agent's responsibilities here: <https://www.gov.uk/guidance/energy-ratings-for-rented-properties>

**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 performance.](#)

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/9624011720628642889>

**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.