

## Mount Nod Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£750,000**

- A quite magnificent four bedroom two bathroom maisonette
- Exceptional finish and stylish décor

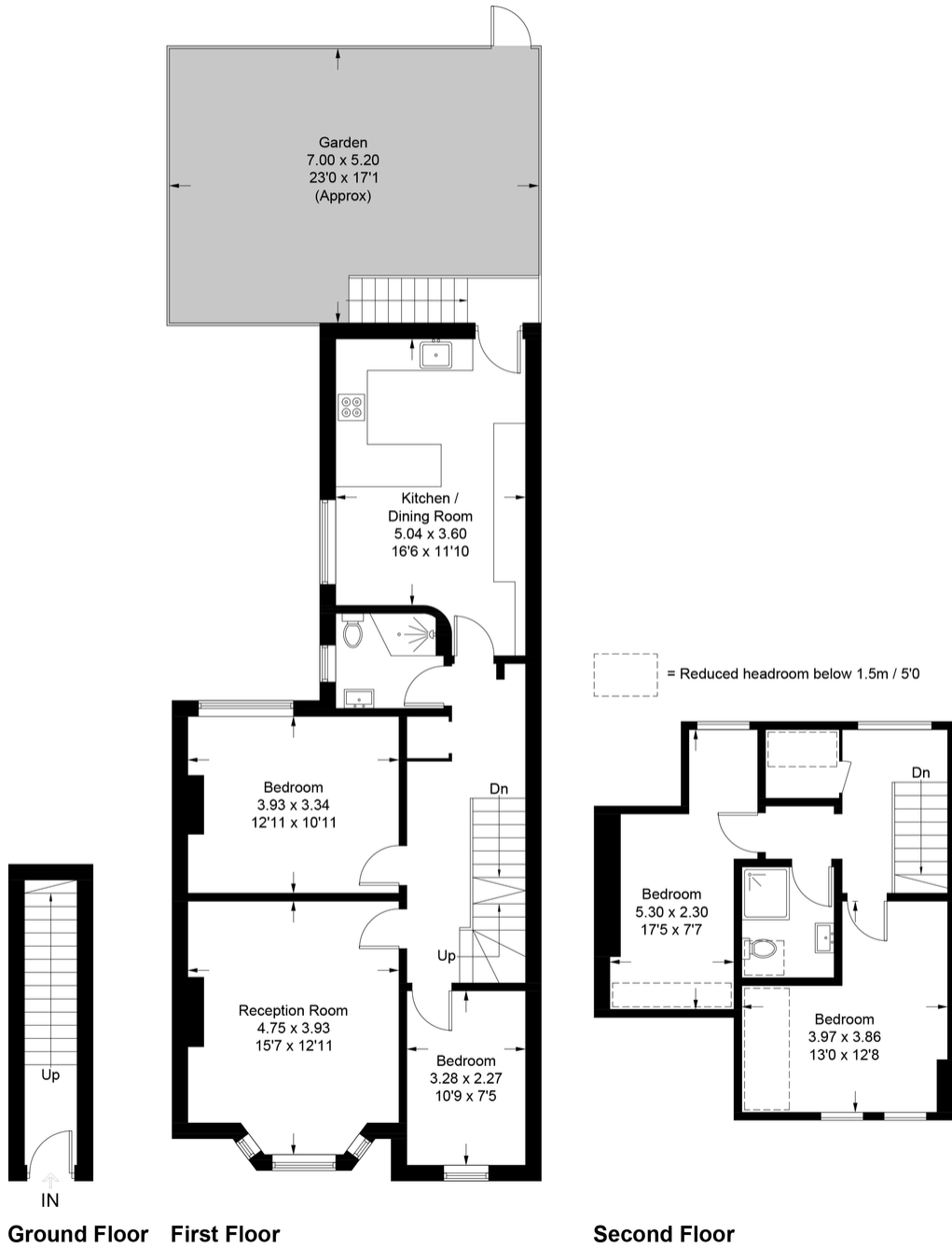


The property is in a great location, quiet yet close to Streatham Hill and Tulse Hill stations which offer alternative routes into the city as well as a great array of shops, bars and restaurants. The road is one of the premier roads in the conservation area, lined by magnificent tall London Trees. The buildings are very handsome, so much so it's a registered conservation area to preserve the character of the properties. This is a much more spacious flat than many of the others in the area with high ceilings and large windows which afford a great view through the trees and grant lots of natural light. This is an exceptional property with a high level of finish in a highly desirable area.

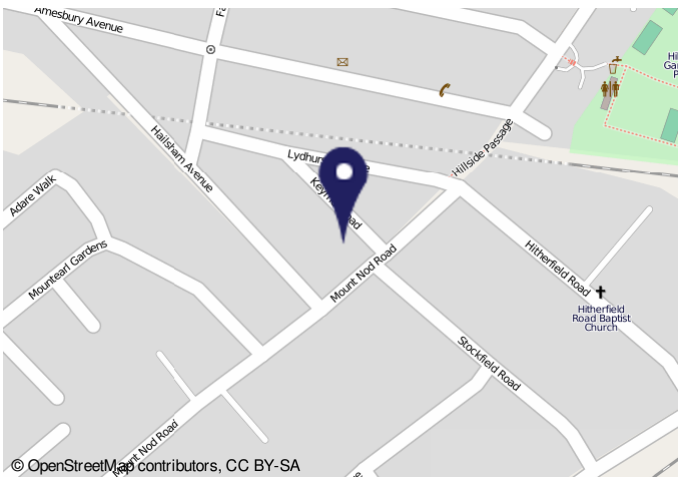
Lease length: 108 years remaining.

# Mount Nod Road

Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft  
 Reduced Headroom = 4.9 sq m / 53 sq ft  
 Total = 122.8 sq m / 1322 sq ft



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. (ID860388)



10000021\_0710 Energy performance certificate (EPC) - Floor energy certificate - 1000106

Energy performance certificate (EPC)																																			
11 Mount Nod Road Lydthur, UK	Grade	Valid until	11 May 2022																																
	D	Certificate number	9891-1602-1285-7650-1294																																
Property type	Top-floor maisonette																																		
Total floor area	102 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 <a href="#">more about exemptions on the government website</a> and <a href="#">exemptions from the law on energy performance certificates</a> .																																			
Energy efficiency rating for this property																																			
The property's current energy rating is D. It has the potential to be D.		The graph shows the property's current and potential energy efficiency.																																	
Date this is accurate: this certificate's energy		Properties are given a rating from A (most efficient) to G (least efficient).																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy class</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>41.3</td> <td>41.3</td> </tr> <tr> <td>44-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>35-43</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-34</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy class	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	41.3	41.3	44-54	E			35-43	F			1-34	G			Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	
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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.