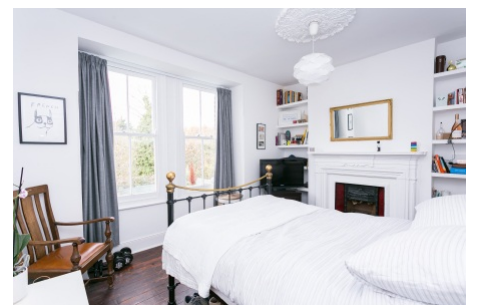


## Harborough Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £550,000**

- 3-4 bedrooms
- Edwardian purpose-built maisonette



A spacious and bright, 3-4 bedroom, top floor maisonette on Harborough Road. This beautiful Edwardian property comprises a large reception room, three double bedrooms, modern bathroom and a kitchen fitted with appliances. The property also benefits from direct access to a West-facing private garden and is being sold with no onward chain. Harborough is a lovely, tree-lined residential street a short walk from Streatham Hill station and the excellent amenities of the high road.

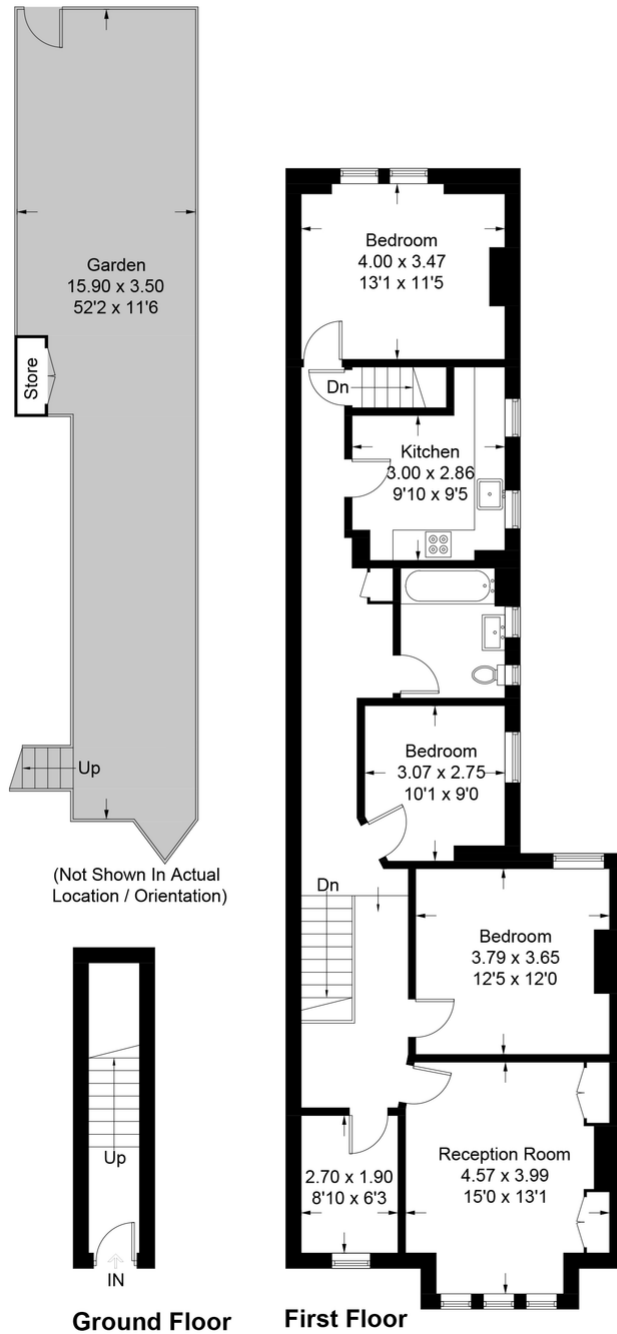
Tenure: Leasehold

Lease length: Remaining 142 years.

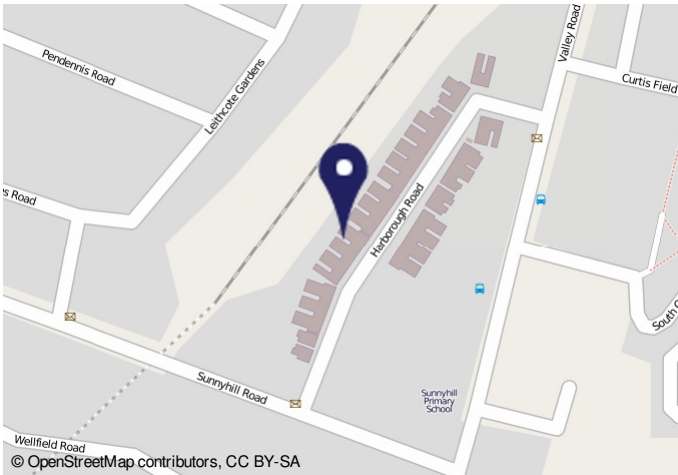
# Harborough Road



Approximate Gross Internal Area = 107.3 sq m / 1155 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. (ID602643)



10000202\_10\_10 Energy performance certificate (EPC) - Floor area energy certificate - 1000/08

Energy performance certificate (EPC)		Issue date	10 March 2007
172 Harborough Road Sunnyhill	Energy rating	Current rating	E
Property type		Top-floor maisonette	
Total floor area		100 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 form](#). [View the full exemptions and exemptions form](#).

**Energy efficiency rating for this property**

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

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
1-40	G		

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 and 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.