

Harborough Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£675,000

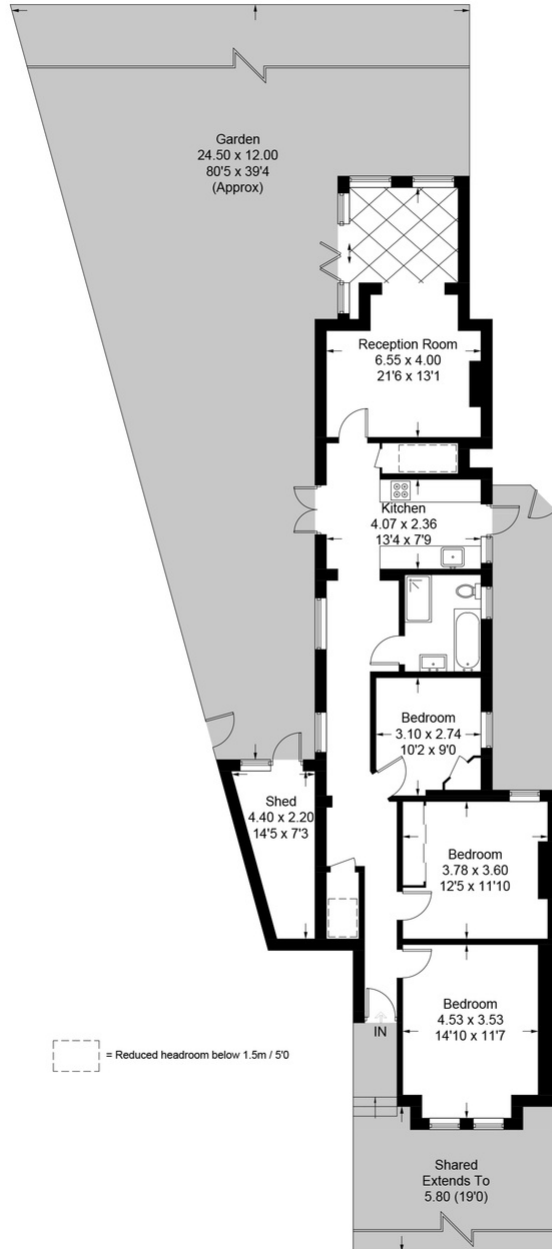
- **Lovely Edwardian maisonette**
- **Corner plot with huge garden**



A truly lovely, three double bedroom purpose-built Edwardian maisonette on this extremely popular street near Streatham Hill. The property is beautifully styled with new kitchen, modern bathroom and large reception room which leads onto a sun room. To the rear is an incredible private garden, West-facing and widening to the rear with a shed included. Harborough Road is an attractive tree-lined street with easy access to the amenities of Streatham High Road, the rail links of Streatham Hill and Streatham stations and the wide-open spaces of Streatham Common.

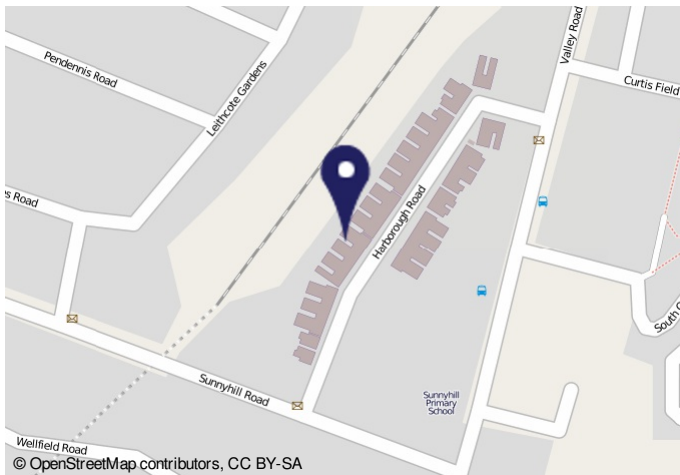
Harborough Road

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft
 (Excluding Reduced Headroom)
 Shed = 7.2 sq m / 77 sq ft
 Reduced Headroom = 2.1 sq m / 23 sq ft
 Total = 106.7 sq m / 1148 sq ft



Ground 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. (ID599783)



10002021_1030 Energy performance certificate (EPC) - Floor area energy certificate - 1000/08

Energy performance certificate (EPC)		Valid until	31 September 2028
175 Harborough Road Sunnyhill	Energy rating	E	
Property type	Ground-floor flat		
Total floor area	99 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 exemptions on the exemptions and exemptions from the Energy Performance of Buildings Regulations 2015](#).

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
100	A		
92	B		
84	C		
76	D		
68	E	68	
60	F		
52	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, 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.