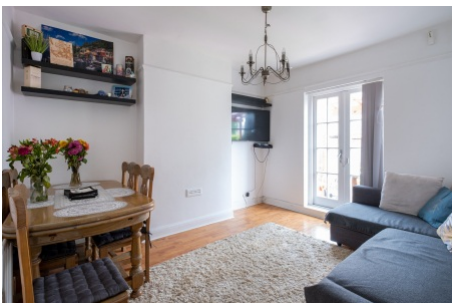


Donnybrook Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£575,000

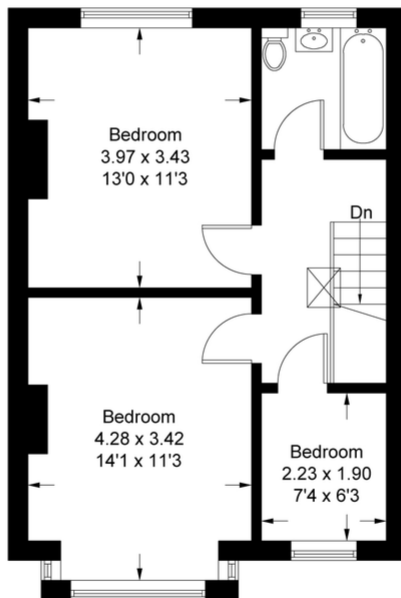
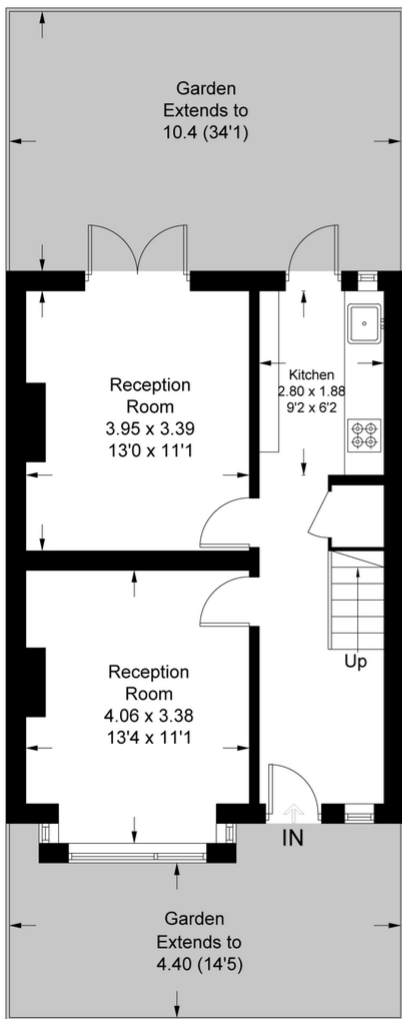
- Three bedroom house
- Moments from Streatham Common Station



An excellent three bedroom house on a quiet side street moments from Streatham Common station with regular services to Balham (4mins), Clapham Junction (10mins), London Victoria (18mins) and London Bridge (30mins). The house has excellent scope for extension subject to the usual permissions and a large, south-east facing garden. It is sold with no onward chain and is close to a lovely parade of shops and the popular Railway pub with Streatham Common and The Rookery also nearby.

51 Donnybrook Road

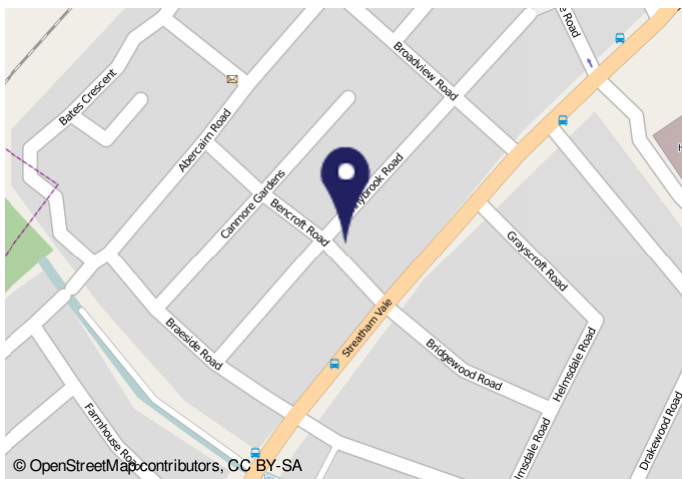
Approximate Gross Internal Area
88.4 sq m / 952 sq ft



Ground Floor

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. (ID862337)



2000022_1616 Energy performance certificate (EPC) - Floor area: 88.4 sq m

Energy performance certificate (EPC)		Issue date	Valid until
51 Donnybrook Road, Donnybrook	Energy rating: D	28 May 2023	28 May 2033
Property type	Mid-terrace house	Certificate number	W10:2688.2002.2100.0000
Total floor area	84 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/guidance/energy-performance-certificate-exemptions>.

Energy efficiency rating for this property

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

[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.

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.