

Pinfold Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£675,000

- **Stunning three bedroom flat**
- **Magnificent 40 foot garden**



A spacious and light three bedroom flat in excellent decorative order with high ceilings, original features and a lovely large private garden. At the end of the road is Streatham High Road with a host of shops, bars and restaurants as well as bus routes into the city. Streatham and Streatham hill are both easily accessed providing alternative routes onto the city with Tooting Bec Common being a short walk away offering large open space and the famous lido.

Tenure: Share of freehold

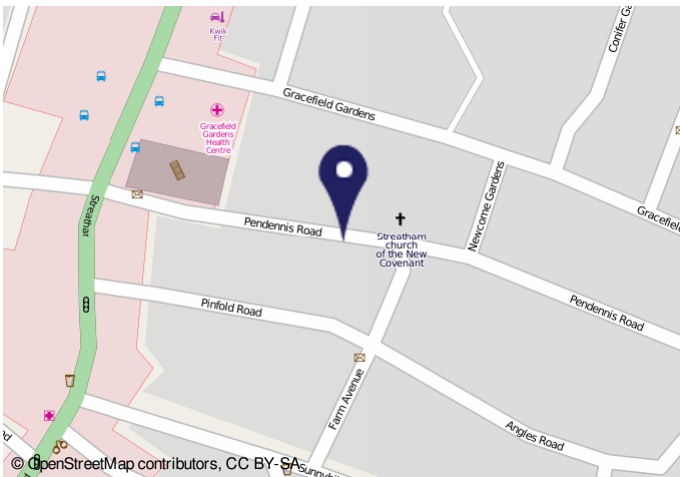
Lease length: 964 years remaining.

Pinfold Road

Approximate Gross Internal Area = 73.5 sq m / 791 sq ft
 Cellar = 22.4 sq m / 241 sq ft
 Total = 95.9 sq m / 1032 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. (ID879028)



11892023_1819 Energy performance certificate (EPC) - Floor area energy certificate - 000016

Energy performance certificate (EPC)		Valid until	30 July 2032
Property address	Pinfold Road, Gracefield Gardens, 1819 2023	Certificate number	4888-0768-8022-8028-2023
Property type	Ground-floor flat		
Total floor area	62 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 conditions on the exemptions and exemptions from <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	C	
55-68	D		
49-54	E		
35-48	F		
1-34	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.