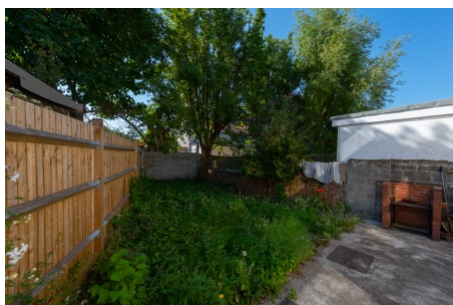


Carnforth Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£600,000

- Semi detached four bedroom house with garage
- Would benefit from refurbishment

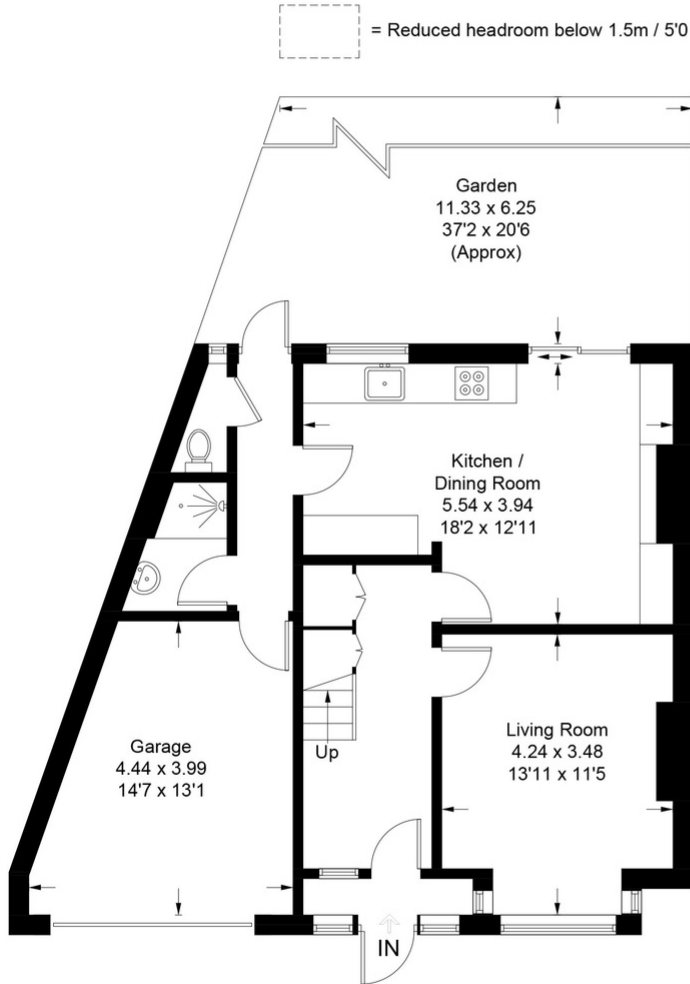


Four bedroom house that would benefit from refurbishment. The accommodation is arranged over three floors having a loft conversion and garage to the side (constructed with the ability to extend on top, subject to planning). There is parking to the front and a well-proportioned garden at the rear. The house is available with no chain.

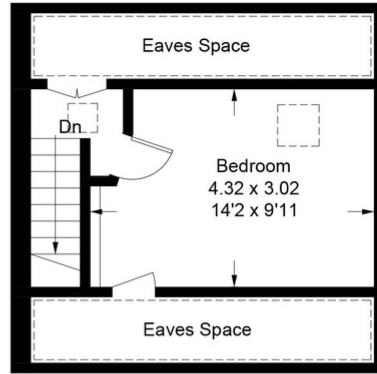
Council Tax Band: D

Carnforth Road

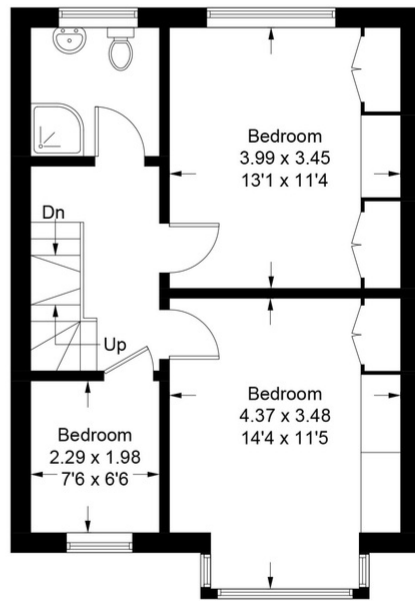
Approximate Gross Internal Area Total = 143.1 sq m / 1540 sq ft
(Including Garage / Eaves Spaces)



Ground Floor
Sq ft 762
(Including Garage)

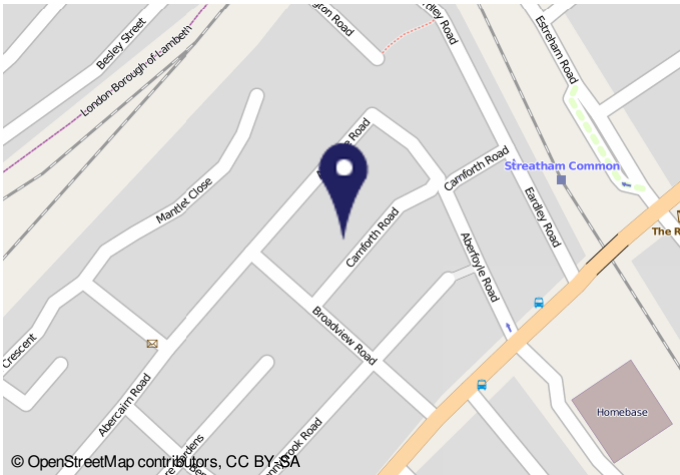


Second Floor
Sq ft 297
(Including Eaves Spaces)



First Floor
Sq ft 481

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID880042)



3006202_1716 Energy performance certificate (EPC) - Final energy certificate - 000/08

Energy performance certificate (EPC)		Valid until	3 August 2029
1, Carnforth Road, Streatham, London, SE16 4AA	Energy rating	E	
Certificate number: 788-8828-828-888-888			
Property type	End-terrace house		
Total floor area	119 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 from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626262/exemptions.pdf.

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.](#)

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

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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.