

## Riggindale Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

### Offers in excess of £450,000

- Nearly 700 sq ft of internal space
- Private garden

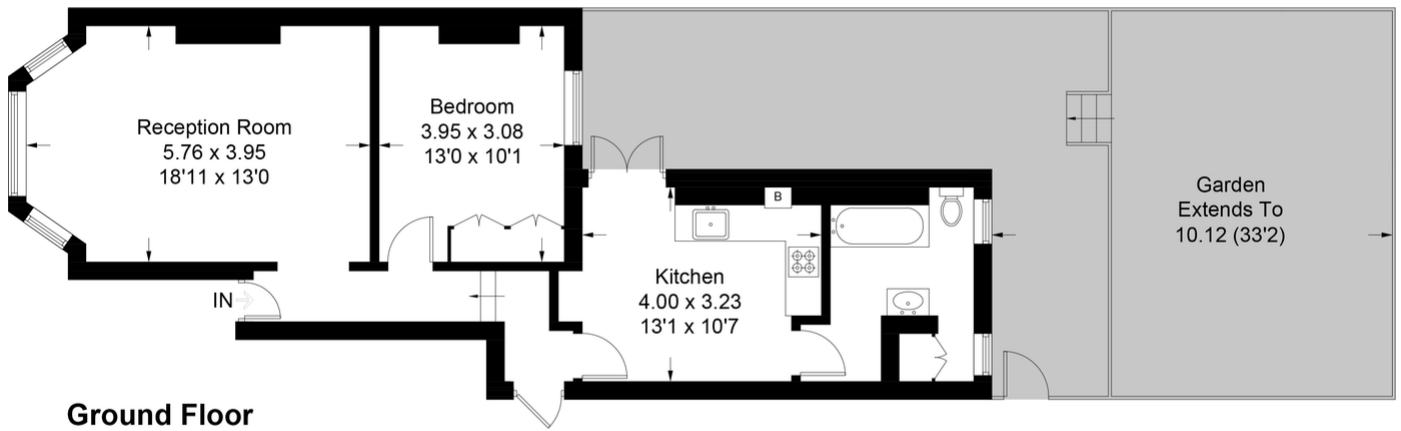


This is a wonderful period conversion occupying the entire ground floor of a handsome building. The flat has a large, private and west-facing garden to the rear, a large kitchen-diner, generous bedroom and huge reception with feature bay window. Aside from being a fabulous property in its own right there is definite potential to change the layout to form a two bedroom flat or extend to the side and rear to make a three bedroom (all subject to usual permissions). Riggindale Road is a quiet, residential street close to Tooting Bec Common with the tube nearby and Streatham station a short walk away.

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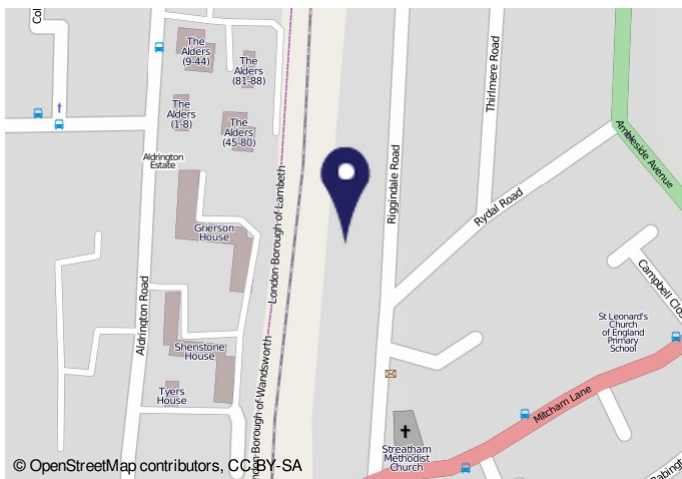
# Riggindale Road

Approximate Gross Internal Area = 63.1 sq m / 679 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. (ID553890)



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1189202\_1215 Energy performance certificate (EPC) - Floor area certificate - 000016

Property type	Energy rating	Valid until
Ground-floor flat	<b>E</b>	8 January 2029

Property type: Ground-floor flat  
Total floor area: 64 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/uploads/system/uploads/attachment\\_data/file/446624/energy-ratings-exemptions-and-exemptions-rules.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446624/energy-ratings-exemptions-and-exemptions-rules.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 performance](#)

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 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.