

Rowan Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£575,000

- **Fabulous semi-detached period house**
- **Beautiful condition**

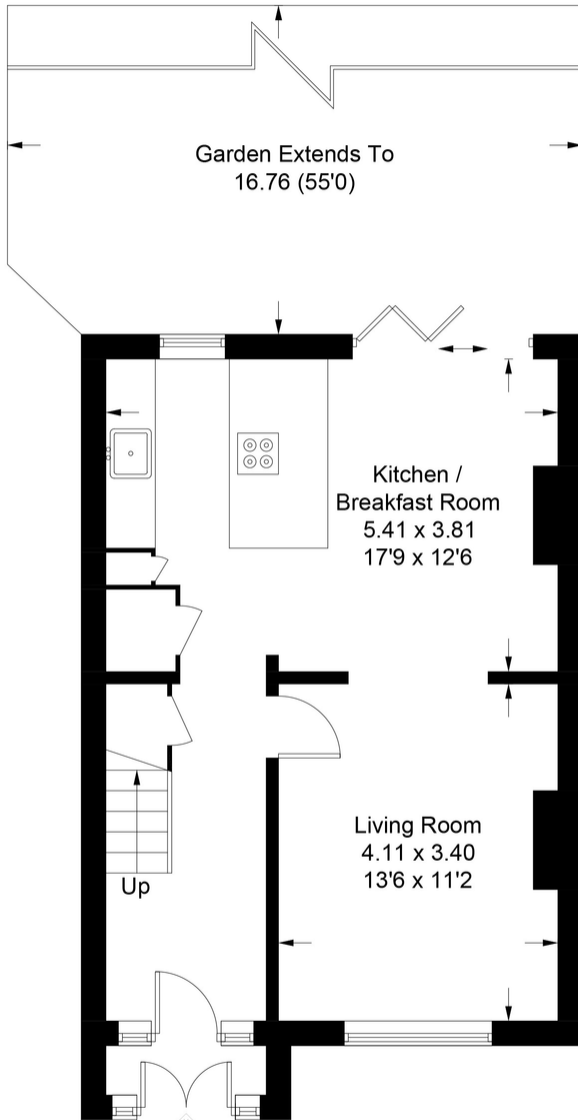


A truly stunning three bedroom period house that has been beautifully styled by its current owners with a fabulous end result. The ground floor accommodation is open and bright comprising a large reception space to the front and kitchen-diner at the rear leading to a wonderful 56 foot rear garden. There is off-street parking for multiple cars and the house backs on to a lovely park with play area for kids. Rowan Road offers great access to Streatham Common and Mitcham Eastfields stations with great links to the City.

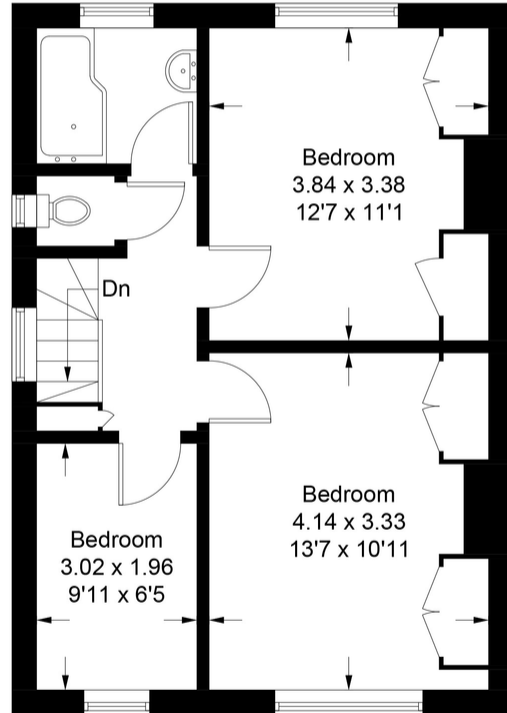
Council Tax Band: D

Rowan Road

Approximate Gross Internal Area Total
 Ground Floor = 46.5 sq m / 500 sq ft
 First Floor = 44.3 sq m / 477 sq ft
 Total = 90.8 sq m / 977 sq ft

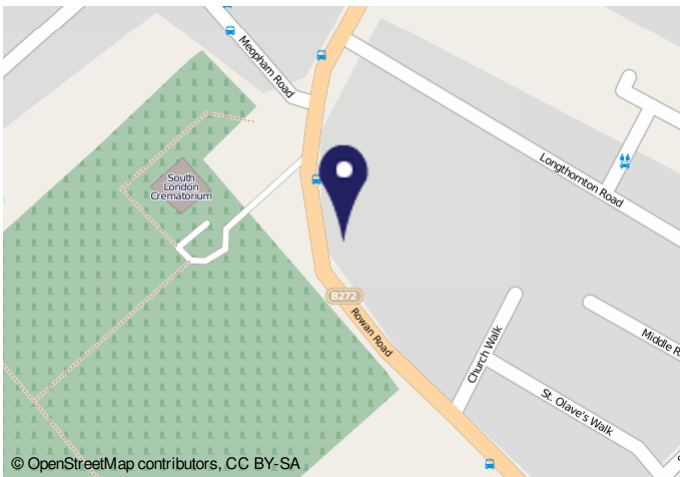


IN
Ground Floor
Sq ft 500



First Floor
Sq ft 477

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID890374)



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1000022_1047 Energy performance certificate (EPC) - Final energy certificate - 02/04/2024

Energy performance certificate (EPC)	
175, Rowan Road, Meopham, Kent, TN27 8AA	Valid until: 3 March 2028
Current rating: E	Certificate number: 00267427300048791206
Property type: Semi-detached house	
Total floor area: 92 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) [here](#) or [view our guides on energy ratings and exemptions](#) [here](#).

Energy efficiency rating for this property

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

[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.

https://www.energy-certificates.gov.uk/energy-certificates/00267427300048791206

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.