

Glencairn Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£375,000

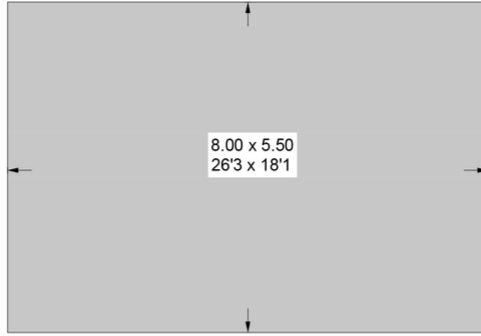
- **Lovely garden conversion flat**
- **Attractive building**



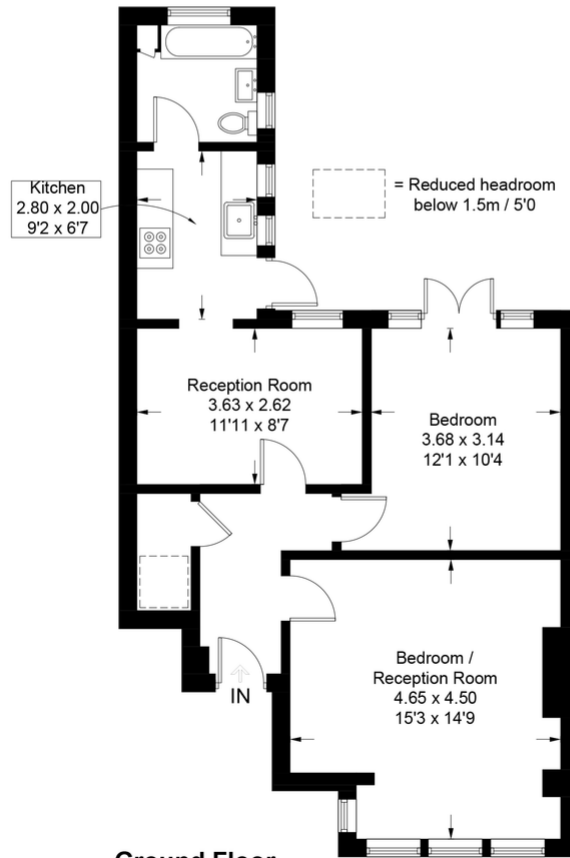
This charming apartment is set on a lovely quiet street a short walk from Streatham common. The flat is presented in excellent order and has direct access to the garden. The accommodation can be flexibly used as a two bedroom flat with snug reception directly off the kitchen or as a cracking one bedroom flat with 2nd reception or perfect home-office. Glencairn Rd is within close proximity to Streatham Common station with Norbury also easily accessible. Close by there are a selection of excellent shops, pubs and restaurants.

Glencairn Road

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 61.1 sq m / 658 sq ft

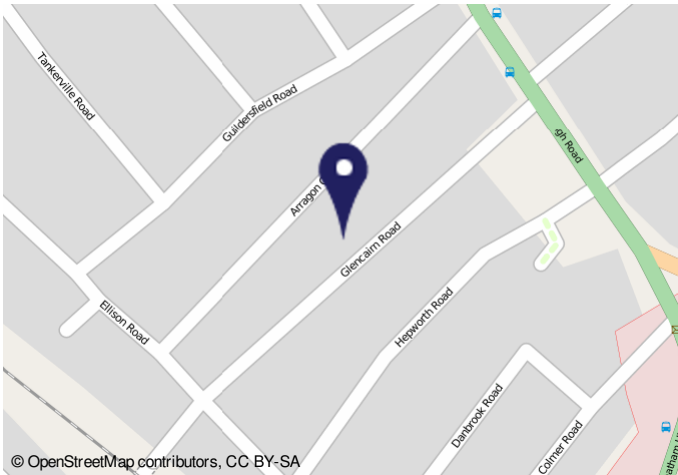


(Not Shown In Actual Location / Orientation)



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. (ID893399)



© OpenStreetMap contributors, CC BY-SA

Energy performance certificate (EPC)	
24, Glencairn Road Gullersfield G19 1B 0ZF	Energy rating: D Valid until: 3 March 2029 Certificate number: 9198-3898-0237-0641-8939
Property type: Ground-floor flat	Total floor area: 60 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 requirements and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions).	
Energy efficiency rating for this property	The graph shows this property's current and potential energy efficiency.
This property's current energy rating is D. It has the potential to be C.	Properties are given a rating from A (most efficient) to G (least efficient).
See how to improve this property's energy performance .	Properties are also given a score. The higher the number the better your flat will be 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.