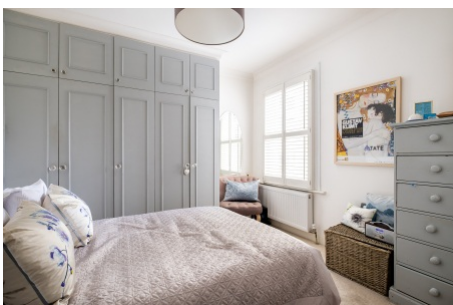


## Fernthorpe Road, Streatham SW16

Tenure: Leasehold Borough: Wandsworth

**£500,000**

- Ground floor maisonette with private garden
- Two double bedrooms




A beautifully presented, bright and spacious period ground floor maisonette, with direct access to a private garden. The property benefits from two double bedrooms and a large open plan kitchen-diner/reception room leading onto the garden. This is an attractive, quiet residential street where Tooting Station on the Northern Line and Streatham Common station are both within a short walk and there are many bus services nearby into the city centre. There are local shops and cafes on Moyser Road and Tooting Bec Common is just beyond this.

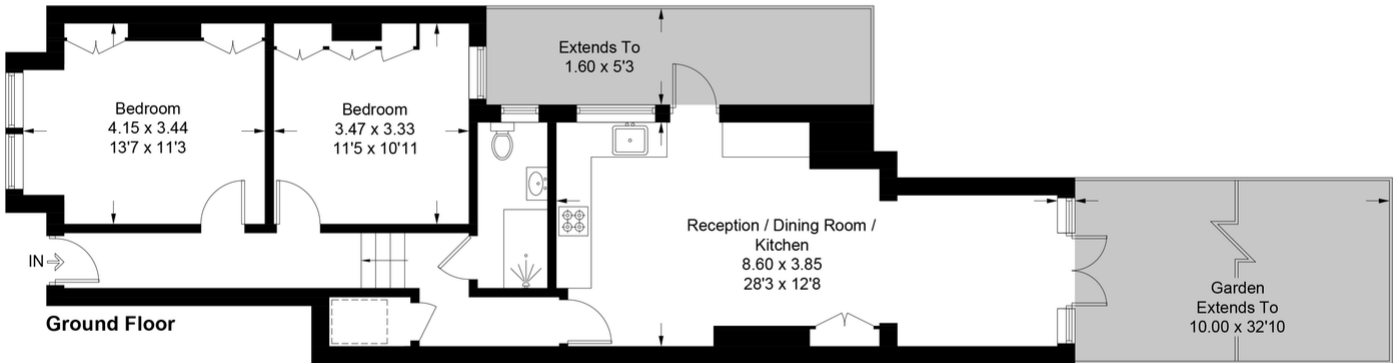
Tenure: Leasehold

# Fernthorpe Road

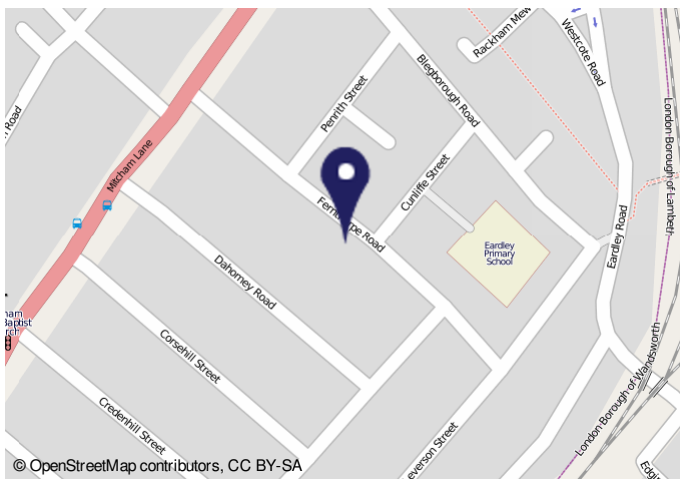
Approximate Gross Internal Area = 69.7 sq m / 750 sq ft  
 Reduced Headroom = 1.0 sq m / 11 sq ft  
 Total = 70.7 sq m / 761 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID901852)



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04/10/2022 07:23 Energy performance certificate (EPC) - Floor energy certificate - 100/100

Energy performance certificate (EPC)			
44 Fernthorpe Road Leeds LS2 9JH	Energy rating <b>C</b>	Valid until 31 October 2032	Certificate number 4891-6884-8622-7620-1123
Property type	Ground-floor maisonette		
Total floor area	65 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="#">guidance for landlords on the regulations and exemptions</a>			
<a href="#">guidance on how to let a property with an energy rating below E</a>			
<a href="#">guidance on how to let a property with an energy rating below E</a>			
<b>Energy efficiency rating for this property</b>			
The property's current energy rating is C. It has the potential to be C.		The graph shows the property's current and potential energy efficiency.	
You can read <a href="#">guidance for landlords on the regulations and exemptions</a>		Properties are given a rating from A (most efficient) to G (least efficient).	
<a href="#">guidance on how to let a property with an energy rating below E</a>		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	
<a href="#">guidance on how to let a property with an energy rating below E</a>		For properties in England and Wales:	
The average energy rating is D		The average energy score is 60	
Score	Energy rating	Current	Potential
100	A		
92	B		
84	C		
76	D		
68	E		
60	F		
52	G		
44		C	
36		D	
28		E	
20		F	
12		G	

https://www.energy-certificates.gov.uk/energy-certificates/04/10/2022-07-23-100/100

**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.