

Bodiam Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£525,000

- Three bedroom family house requiring refurbishment
- No Chain



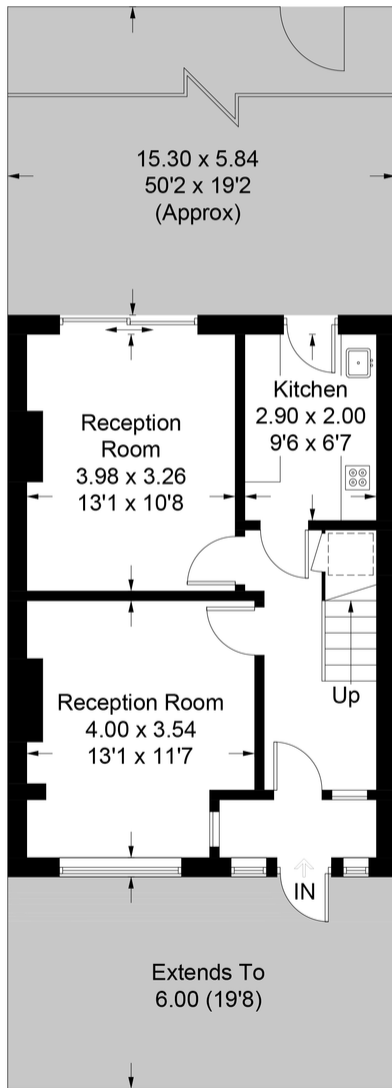
This will make a lovely family house on a quiet road close to Streatham Common station. The common and landscaped gardens of The Rookery are easily accessed to give large parkland to enjoy and there are a choice of large supermarkets, well regarded gastro pubs and leisure facilities close at hand. The house is in a desirable and quiet location and once renovated will be a lovely home.

Bodiam Road

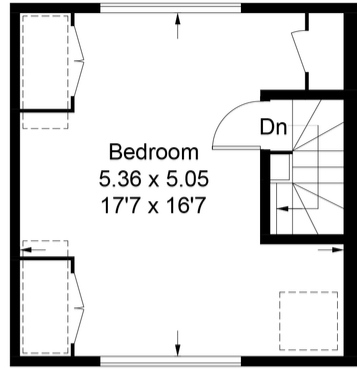
Approximate Gross Internal Area (Excluding Reduced Headroom)
 109.5 sq m / 1179 sq ft
 Reduced Headroom = 4.2 sq m / 45 sq ft
 Total = 113.7 sq m / 1224 sq ft



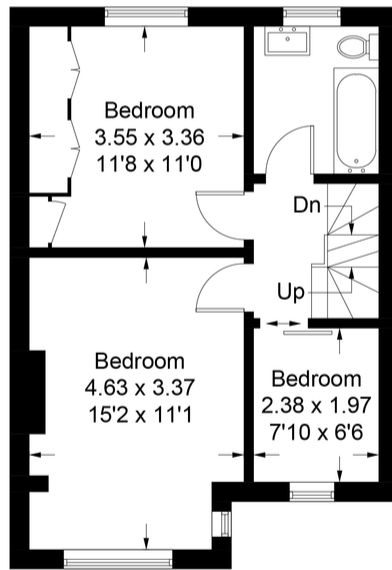
= Reduced headroom below 1.5m / 5'0



Ground Floor

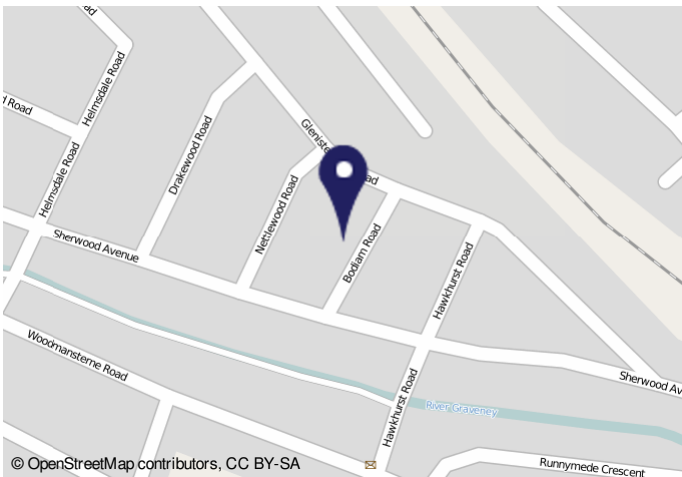


Second Floor



First 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. (ID908551)



13102022_1034 Energy performance certificate (EPC) - Floor energy certificate - 100/100

Energy performance certificate (EPC)		Valid until: 28 September 2032
1 Floor plan 10/10/2022	Grade: D	Certificate number: 1310_2022_1034_2022-0222

Property type: Mid-terrace house
 Total floor area: 104 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](#)
[https://www.gov.uk/guidance/energy-ratings-for-private-rental-properties#energy-rated-landlords-exemptions](#)
[Date last updated: 20/09/2022](#)

Energy efficiency rating for this property
 The property's current energy rating is D. It has the potential to be B.
 See how to [improve this property's energy](#)
 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

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.