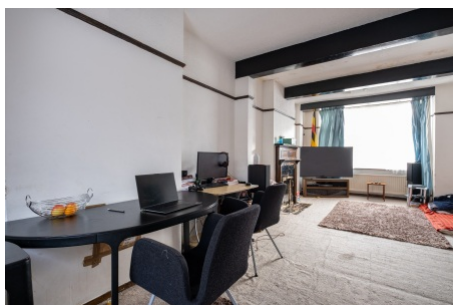


Glencairn Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£500,000

- Three bedroom house
- Close to Streatham Common station

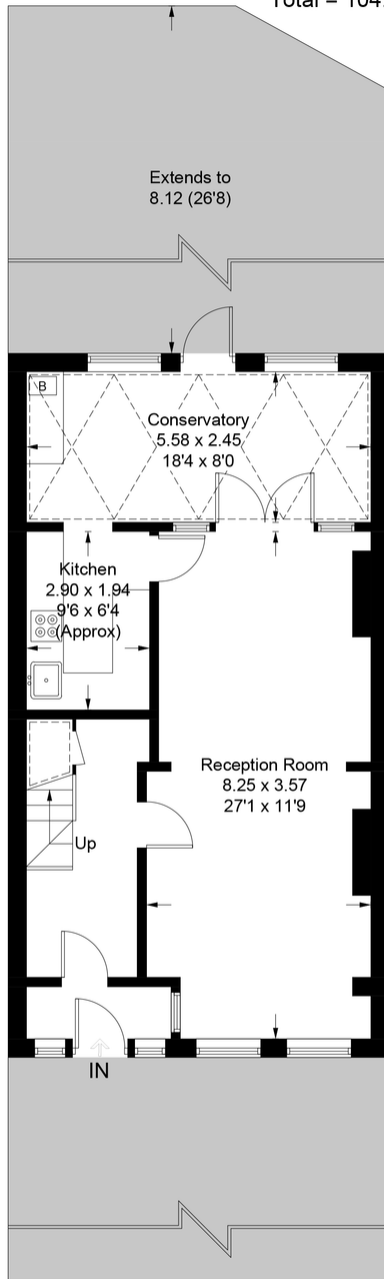


An excellent three bedroom house very close to Streatham Common Station. The property has great scope for extension into the loft and a conservatory at the rear leading to a private garden. The freehold property is sold with no onward chain and is near to good local schools, shops, bars and restaurants.

Council Tax Band: D

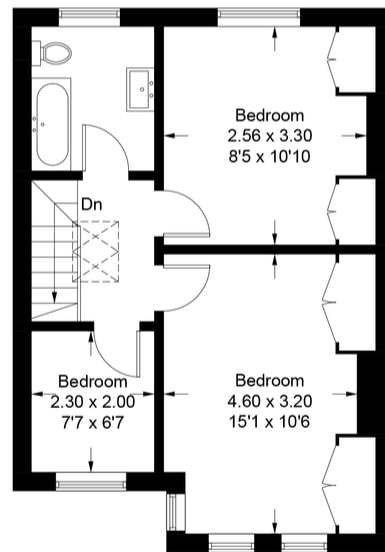
Glencairn Road

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 104.8 sq m / 1128 sq ft



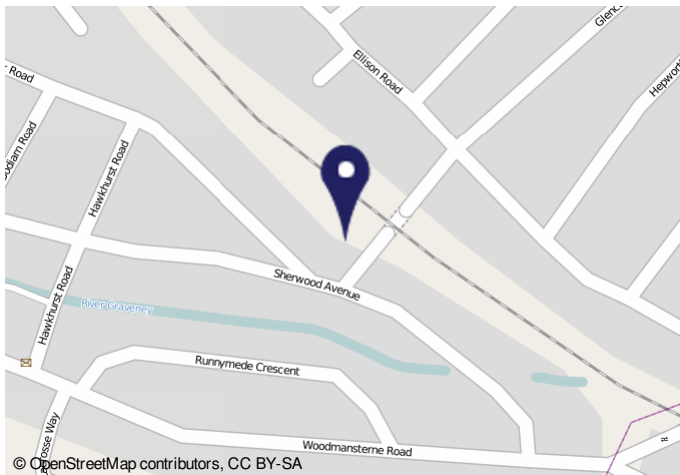
Ground Floor

= Reduced headroom below 1.5m / 5'0



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. (ID924883)



01/12/2022, 10:30 Energy performance certificate (EPC) - Floor energy certificate - 0000106

Energy performance certificate (EPC)		Valid until: 18 November 2032
14 Glencairn Road Glencairn, Walsby	Energy rating: C	Certificate number: 000-1107-0132-0208-2022
Property type: Mid-terrace house		
Total floor area: 85 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/landlords-owners-tenants/mandatory-improvements/energy-efficiency-landlord-guidance](#)
 (PDF document)

Energy efficiency rating for this property
 The property's current energy rating is C. 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

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.