

Thrale Road, Streatham SW16

Tenure: Freehold Borough: Wandsworth

Offers in excess of £1,000,000

- Very large period house requiring refurbishment
- Over 2700 square feet with lovely original features

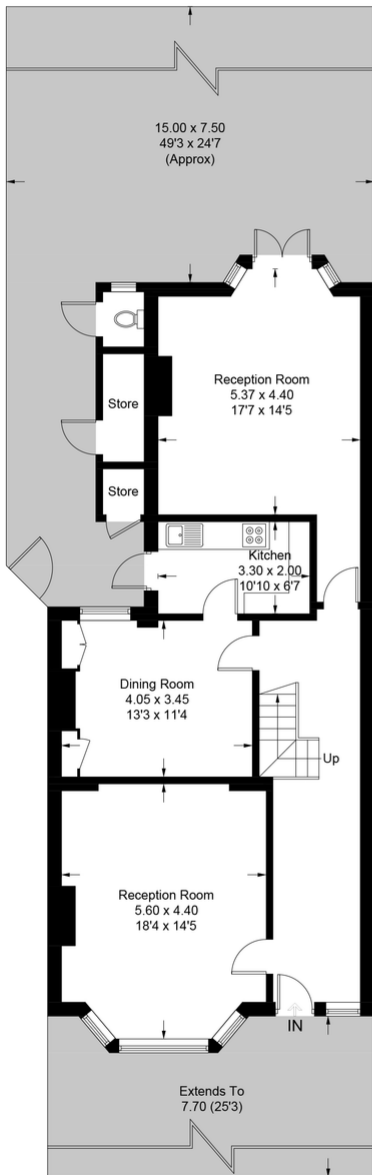


A substantial five bedroom semi-detached period house that would benefit refurbishment and arrangement to suit a family. The house has lovely period features, charm and character throughout complimented by front and rear gardens. There is also a dropped kerb outside, giving the potential for off street parking. The local schools are popular and there are a choice of transport links from local buses and Tooting or Streatham stations. Tooting Bec Common is close by with the Lido, large parkland and recreational areas.

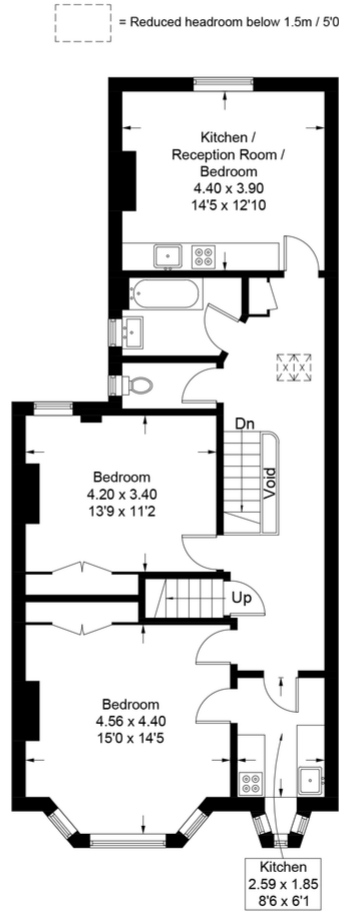
Council Tax Band: F

Thrale Road

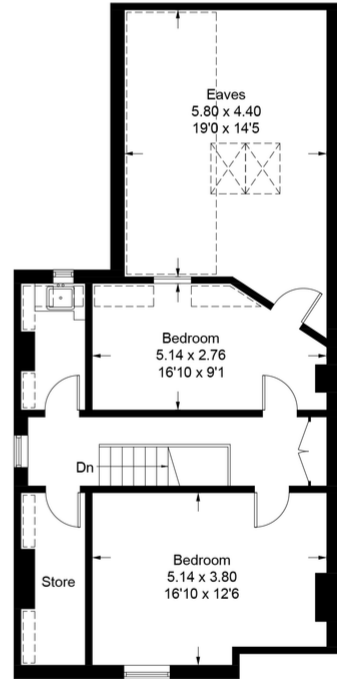
Approximate Gross Internal Area = 241.9 sq m / 2604 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 14.6 sq m / 157 sq ft
 Total = 256.5 sq m / 2761 sq ft



Ground Floor

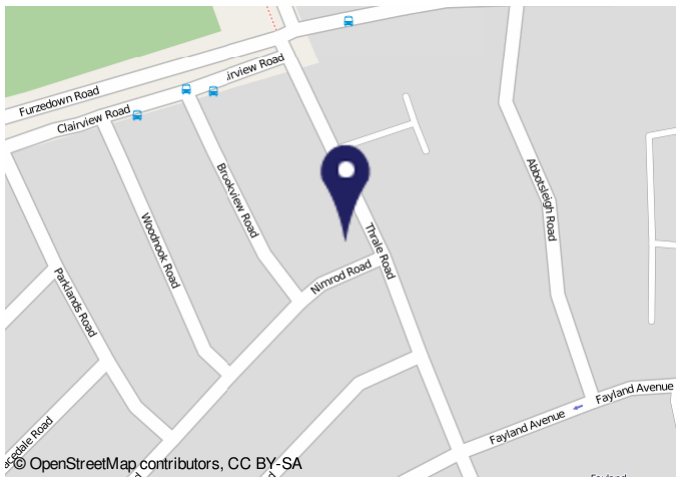


First Floor



Second 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. (ID926246)



16112023_07-08 Energy performance certificate (EPC) - Final an energy certificate - GOV.UK

Energy performance certificate (EPC)	
16 Thrale Road CONYNGHAM L19 1SU	Energy rating: D Valid until: 10 January 2033 Certificate number: 0100-2676-1040-2287-4295
Property type: Semi-detached house	Total floor area: 185 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/landlord-energy-efficiency-standards-for-private-rental-properties>

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.