

Polworth Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£325,000

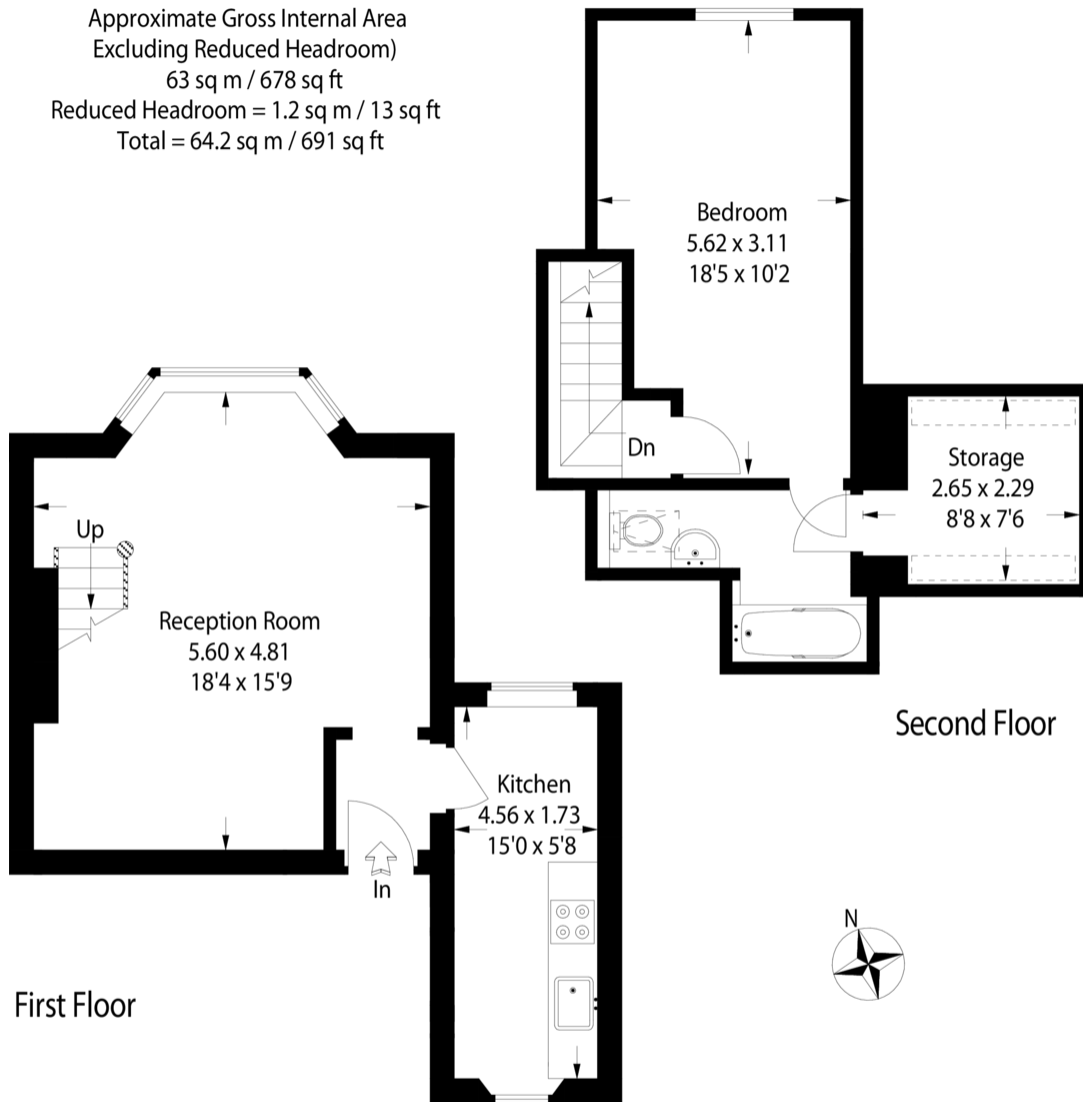
- One bedroom flat
- Split-level accommodation



A delightful one bedroom split-level flat (first and top floor) in an attractive converted Victorian house with a large living room, double bedroom, recently installed en-suite bathroom, walk in store room and shared garden. The accommodation is bright and spacious and located on a sought after quiet residential road. The open parkland of Streatham Common is on the neighbouring road and within a short walk are Streatham Station, two large supermarkets, M&S Food hall and the leisure centre.

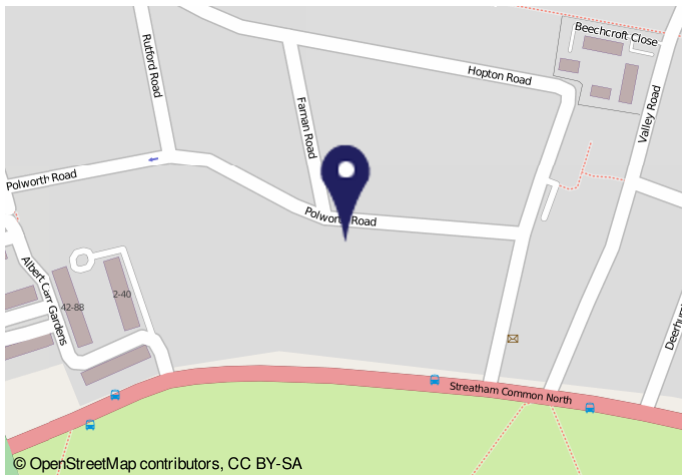
Polworth Road

Approximate Gross Internal Area
Excluding Reduced Headroom)
63 sq m / 678 sq ft
Reduced Headroom = 1.2 sq m / 13 sq ft
Total = 64.2 sq m / 691 sq ft



= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID60827)



Energy Performance Certificate

Flat 2, 17 Polworth Road, LONDON, SW16 2ET
 Dwelling type: Top-floor flat
 Date of assessment: 22 May 2013
 Date of certificate: 24 May 2013
 Reference number: 0953-2862-7862-8927-7261
 Type of assessment: RdSAP existing dwelling
 Total floor area: 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 2,871	£ 972

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 96 over 3 years	You could save £ 972 over 3 years
Heating	£ 2,454 over 3 years	£ 1,650 over 3 years	
Hot Water	£ 273 over 3 years	£ 103 over 3 years	
Total	£ 2,871	£ 849	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 435	
2 Low energy lighting for all fixed outlets	£ 10	£ 42	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 435	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (national landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.