

Streatham Court, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£425,000

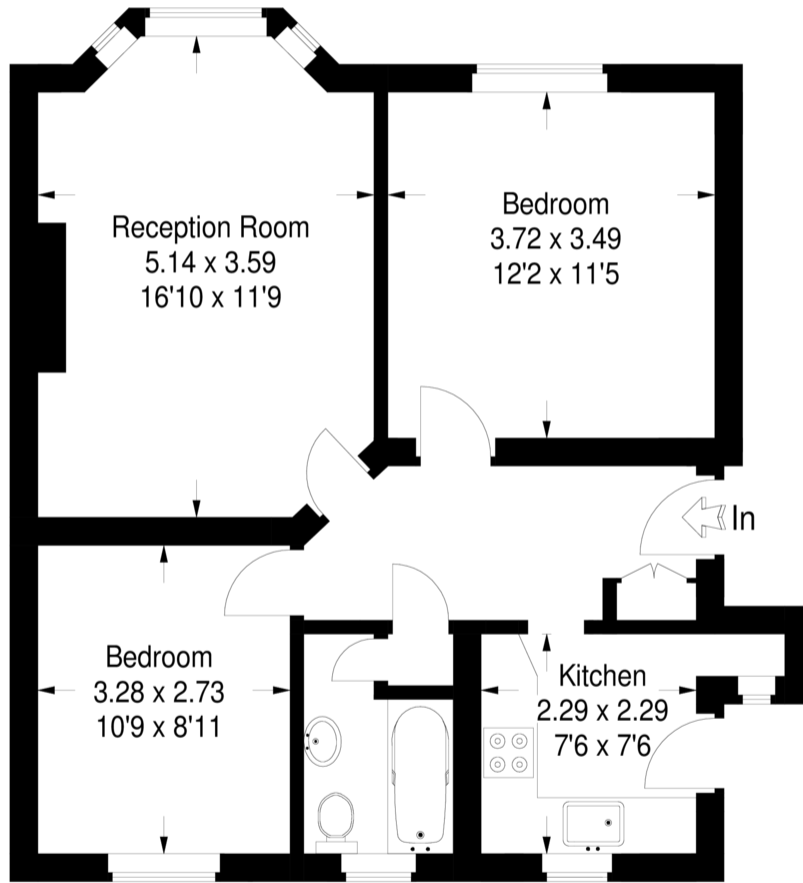
- Beautiful and stylish finish
- Securely gated development



A lovely raised ground floor apartment in this popular art-deco building in a securely gated development set back from the high road. The flat is bright and spacious and in excellent decorative order with a stylish finish. Streatham Hill station is only yards away and there are a host of amenities on the doorstep including shops, bars and restaurants plus bus routes into the City. The flat is sold with a share in the freehold in an excellently organised and managed building.

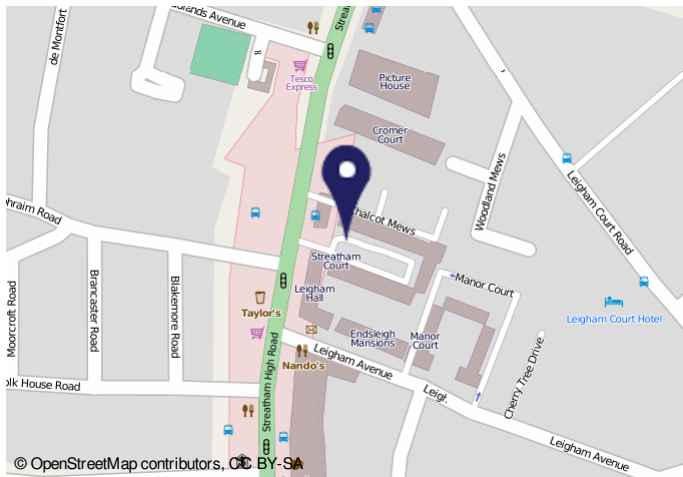
Streatham Court

Approximate Gross Internal Area
60 sq m / 646 sq ft



Ground Floor

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. (ID73812)



Energy Performance Certificate		
<p>Flat 76 Streatham Court, Streatham High Road, LONDON, SW16 1DU Dwelling type: Mid-floor flat Reference number: 8307-8111-1428-6187-4173 Date of assessment: 19 September 2013 Type of assessment: RdSAP existing dwelling Date of certificate: 20 September 2013 Total floor area: 60 m²</p>		
<p>Use this document to:</p> <ul style="list-style-type: none"> 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 		
<p>Estimated energy costs of dwelling for 3 years:</p>		<p>£ 2,208</p>
<p>Over 3 years you could save</p>		<p>£ 468</p>
<p>Estimated energy costs of this home</p>		
Lighting	Current costs £ 168 over 3 years	Potential costs £ 116 over 3 years
Heating	£ 1,719 over 3 years	£ 1,305 over 3 years
Hot Water	£ 321 over 3 years	£ 321 over 3 years
Total	£ 2,208	£ 1,742
		<p>You could save £ 468 over 3 years</p>
<p>Energy Efficiency Rating</p>		
<p>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 recommended actions in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>		
<p>Top actions you can take to save money and make your home more efficient</p>		
Recommended measures	Indicative cost	Typical savings available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 423
2 Low energy lighting for all fixed outlets	£ 15	£ 45

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.