

## Moorcroft Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

**£525,000**

- Two bedroom flat
- Private garden



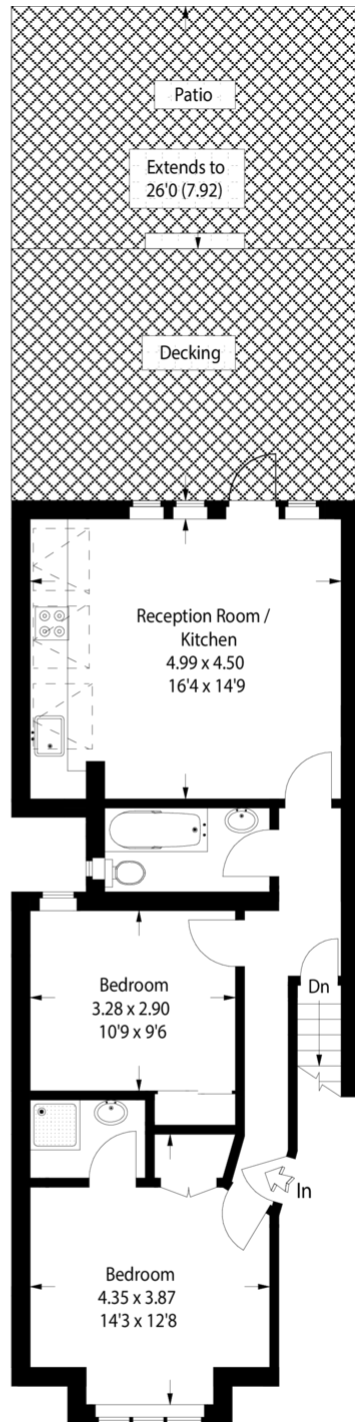
A lovely two bedroom, two bathroom ground floor west facing garden flat set in a Victorian conversion on Moorcroft Road. The road is highly sought after as it is set back from Streatham High Road and only a short walk to Tooting Bec Common. The property benefits from an open plan kitchen/reception room which flows straight out on to the garden. Streatham Hill Station is the closest overland station with direct access to Victoria, London Bridge and Clapham Junction. There are many shops, bars and restaurants lining the high road as well as ample bus routes going in to and out of London.

# Moorcroft Road

Approximate Gross Internal Area:  
63 sq m / 678 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. (ID79702)



**Energy Performance Certificate** HM Government

Ground Floor Flat, 8 Moorcroft Road, LONDON, SW16 1NL  
 Dwelling type: Ground floor flat Reference number: 8556-1891-6529-6577-4073  
 Date of assessment: 31 October 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 31 October 2013 Total floor area: 60 m<sup>2</sup>

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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,662**  
 Over 3 years you could save **£ 450**

Estimated energy costs of this home		Potential costs		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 210 over 3 years	£ 116 over 3 years	£ 116 over 3 years	£ 210 over 3 years	£ 116 over 3 years
Heating	£ 1,215 over 3 years	£ 858 over 3 years	£ 858 over 3 years	£ 1,215 over 3 years	£ 858 over 3 years
Hot Water	£ 237 over 3 years	£ 240 over 3 years	£ 240 over 3 years	£ 237 over 3 years	£ 240 over 3 years
<b>Total</b>	<b>£ 1,662</b>	<b>£ 1,214</b>	<b>£ 1,214</b>	<b>£ 1,662</b>	<b>£ 1,214</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. They include energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 268
2 Floor insulation	£800 - £1,200	£ 120
3 Low energy lighting for all fixed outlets	£50	£ 16

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**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.