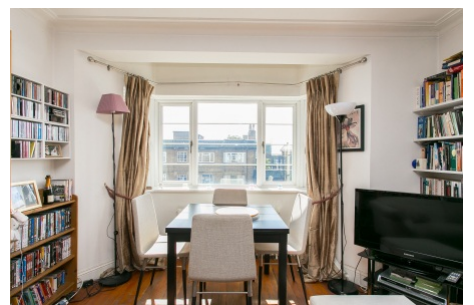


## Streatham Court, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

**Offers in excess of £399,999**

- Two double bedrooms
- Excellent central location

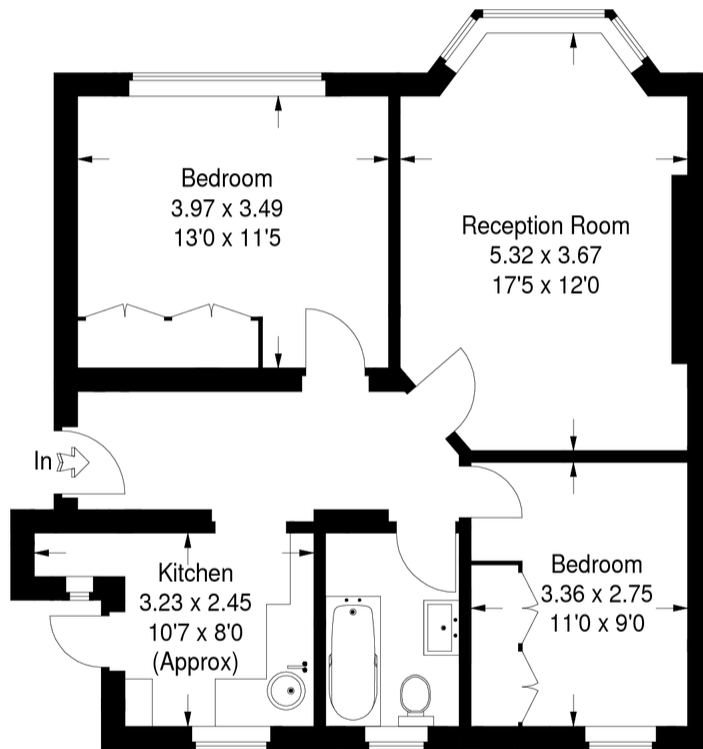


A spacious two double bedroom top floor flat in a very desirable purpose built block set back from the high road in a quiet position overlooking communal rose gardens and behind secure gates. The flat is in excellent decorative order and has a lift and entry phone.

Streatham Hill station is only yards away and there are a host of amenities on the doorstep including shops, bars and restaurants and bus routes into the city.

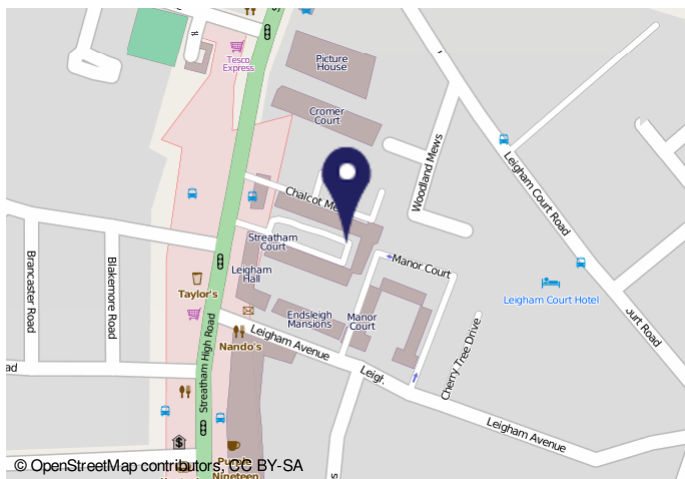
# Streatham Court

Approximate Gross Internal Area  
63 sq m / 678 sq ft



## Fifth 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. (ID113020)



**Energy Performance Certificate**

Flat 18 Augustine Court, 4, Woodfield Avenue, LONDON, SW16 1UG

Dwelling type: Top floor flat Reference number: 7708-8098-8236-8334-1910  
 Date of assessment: 30 June 2014 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 01 July 2014 Total floor area: 64 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 making improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,124
Over 3 years you could save		£ 228

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years
Heating	£ 1,787 over 3 years	£ 1,536 over 3 years
Hot Water	£ 219 over 3 years	£ 252 over 3 years
<b>Total</b>	<b>£ 2,114</b>	<b>£ 836</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any 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 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current	Potential
41	60

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 228	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (texted national rate). The Green Deal may allow you to make your home warmer and smarter to suit your budget.

**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.