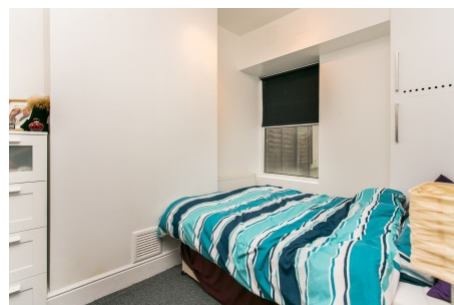


Mount Ephraim Lane, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£250,000

- One bed
- Chain free



A charming one bed property set in a period Victorian conversion. The property has a modern contemporary feel and in good condition.

Mount Ephraim Lane is located on the West side of Streatham High Road between Streatham Hill and Tooting Common a great position for the array of shops, bars and restaurants of the high street as well as the open space of the Common which also boasts Tooting Bec Lido. The property is being sold chain free.

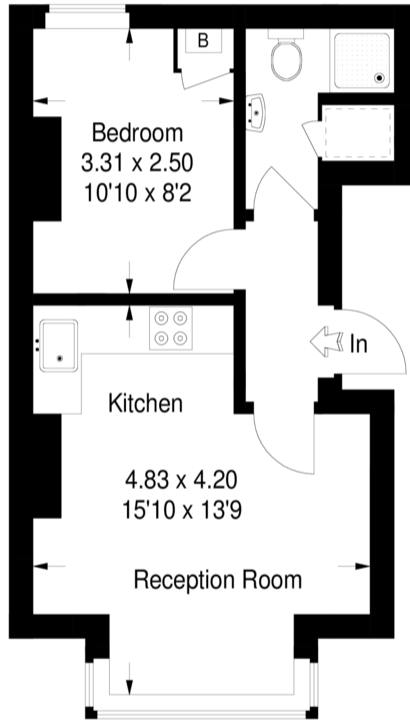
Mount Ephraim Lane

Approximate Gross Internal Area (Excluding Reduced Headroom)

31.1 sq m / 335 sq ft

Reduced Headroom = 0.5 sq m / 5 sq ft

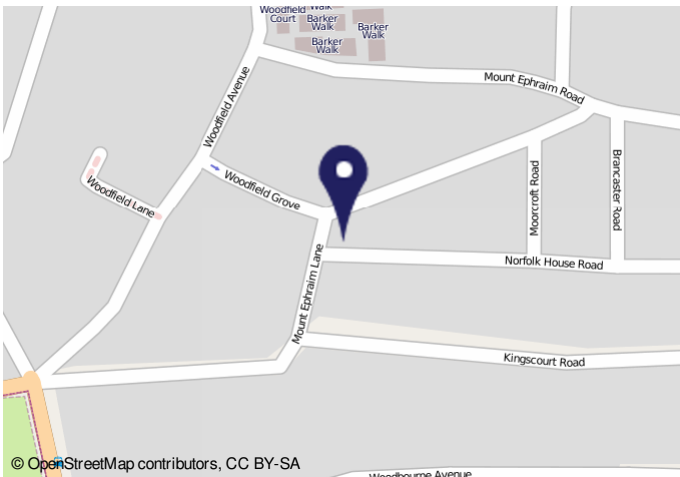
Total = 31.6 sq m / 340 sq ft



= Reduced headroom below 1.5 m / 5'0

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. (ID197943)



Energy Performance Certificate

Flat 1, 32, Mount Ephraim Lane, LONDON, SW16 1JG

Dwelling type: Ground-floor flat Reference number: 8532-6626-6130-2200-4972
 Date of assessment: 30 June 2012 Type of assessment: RdSAP existing dwelling
 Date of certificate: 30 June 2012 Total floor area: 42 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,082
 Over 3 years you could save £ 855

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 76 over 3 years	You could save £ 855 over 3 years
Heating	£ 1,118 over 3 years	£ 531 over 3 years	
Hot Water	£ 850 over 3 years	£ 616 over 3 years	
Total	£ 2,082	£ 1,223	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum 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 group 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	£ 234	
2 Floor insulation	£800 - £1,200	£ 114	
3 Draught proofing	£60 - £120	£ 27	

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 (local call rates apply). 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.