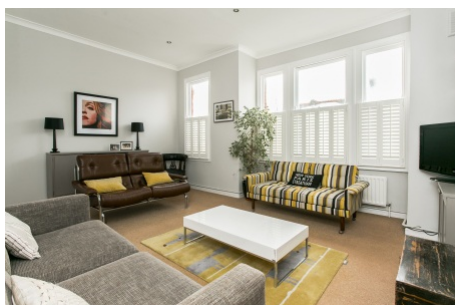


Norfolk House Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£585,000

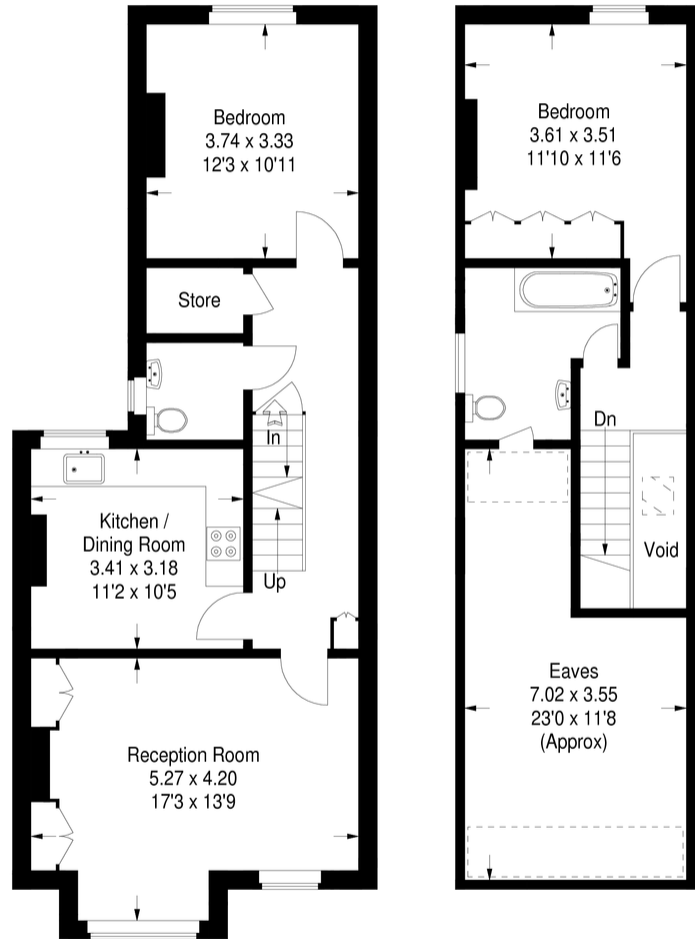
- Two double bedroom flat
- Split level



A beautiful and very spacious two double bedroom flat occupying the top two floors of a converted period house. The accommodation is split level, airy and light throughout with well-proportioned rooms. There are large bay windows and many period features. This is in a very popular road just off the high street where there are shops, bars and restaurants. Streatham Hill station connects to Victoria in under twenty minutes. Alternatively many bus routes give access to the city centre from the high road.

Norfolk House Road

Approximate Gross Internal Area
 (Excluding Reduced Headroom / Eaves / Void)
 85.9 sq m / 925 sq ft
 Reduced Headroom / Eaves = 19.5 sq m / 210 sq ft
 Total = 105.4 sq m / 1135 sq ft

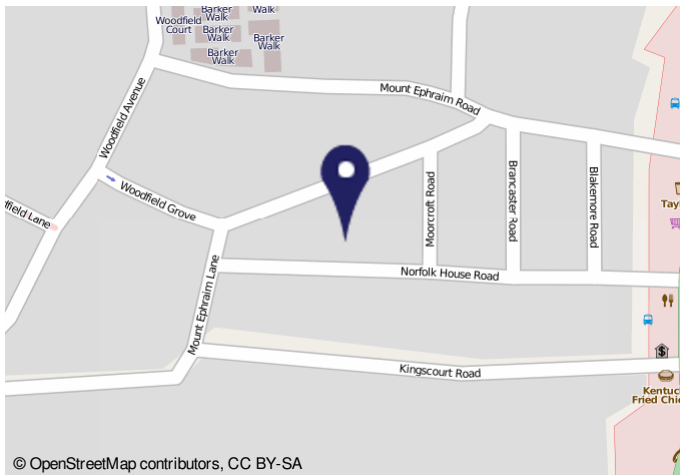


First Floor

Second Floor

= 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. (ID223043)



Energy Performance Certificate

598 Norfolk House Road, LONDON, SW16 1JQ
 Dwelling type: Top-floor maisonette
 Date of assessment: 27 June 2012
 Date of certificate: 28 June 2012

Reference number: 2058-6000-6286-6332-6920
 Type of assessment: RUSAP existing dwelling
 Total floor area: 85 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:	Current costs	Potential costs
Over 3 years you could save	£ 2,343	£ 1,005

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 256 over 3 years	£ 167 over 3 years	You could save £ 1,005 over 3 years
Heating	£ 1,798 over 3 years	£ 587 over 3 years	
Hot Water	£ 289 over 3 years	£ 254 over 3 years	
Total	£ 2,343	£ 1,005	

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 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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 Room-in-roof insulation	£1,500 - £2,700	£ 367	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 342	Yes
3 Low energy lighting for all fixed outlets	£50	£ 123	Yes

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 landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front 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.