

Jack Dimmer Close, Streatham SW16

Tenure: Leasehold Borough: Merton

£425,000

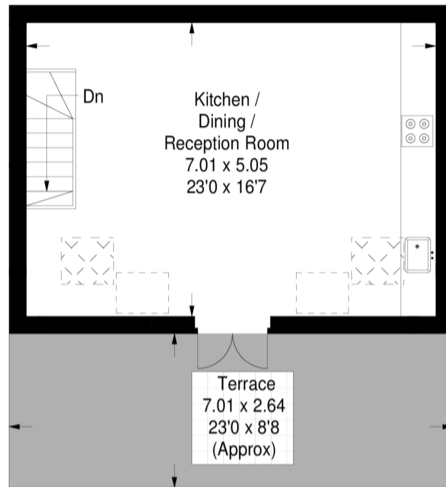
- Two bedrooms
- Split-level penthouse apartment



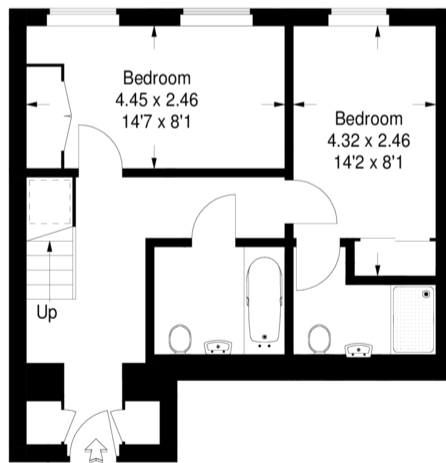
A genuinely wonderful two bedroom, split-level penthouse apartment converted from this beautiful 1930s school building. The flat has two very well-proportioned bedrooms on the lower floor, one with a lovely ensuite bathroom and the main family bathroom plus ample storage. Both bedrooms have fantastic large windows and all rooms have brilliantly high ceilings. Upstairs is an amazing loft style kitchen and reception room (approx. 23ft x 16ft) with access to a full width roof terrace. The property is beautifully presented throughout with the highest quality fittings. Dove House is very close to some excellent bus routes and three train stations (Mitcham Eastfields, Norbury and Streatham Common).

Dove House

Approximate Gross Internal Area (Excluding Reduced Headroom)
 78.3 sq m / 843 sq ft
 Reduced Headroom = 1.8 sq m / 19 sq ft
 Total = 80.1 sq m / 862 sq ft



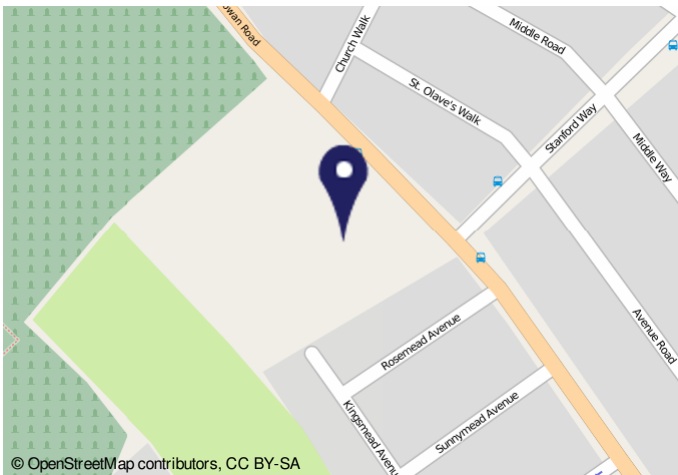
Second Floor



First 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. (ID228779)



Energy Performance Certificate

Flat 15 Dove House, 19, Jock Dimer Close, LONDON, SW16 6BU
 Dwelling type: Mid-floor maisonette Reference number: 9098-6055-7314-0047-3950
 Date of assessment: 18 April 2013 Type of assessment: SAP, new dwelling
 Date of certificate: 18 April 2013 Total floor area: 62 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years £ 1,263

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 864 over 3 years	£ 864 over 3 years	Not applicable
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
Totals	£ 1,263		

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and consoles, and any electricity generated by micro-generation.

Energy Efficiency Rating

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The energy efficient higher rating scale.

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.