

Pinfold Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£400,000

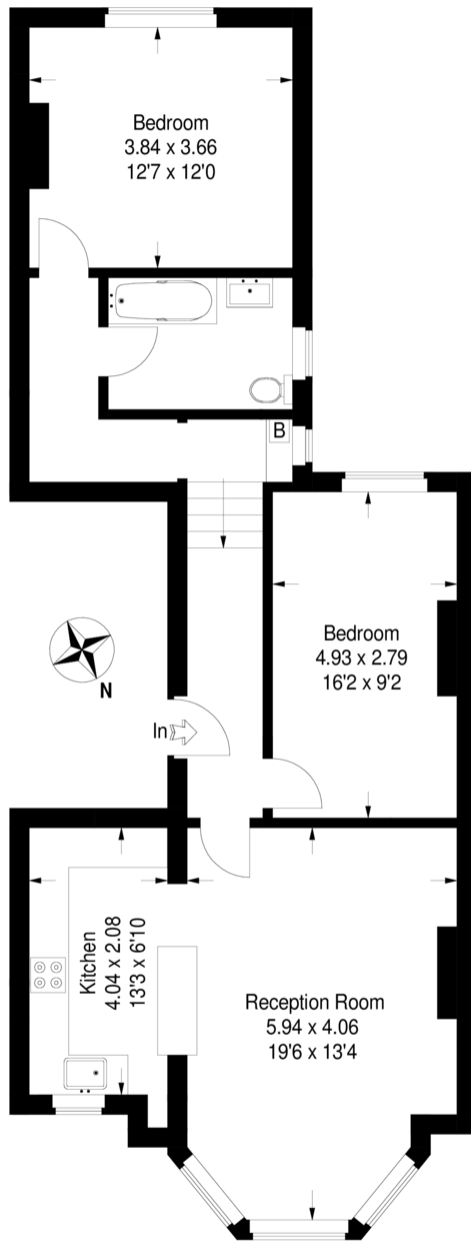
- Large double bedrooms
- Spacious reception room



A stunning first floor flat in a converted period house. The reception room is spacious and bright with a large bay window and the entire flat is beautifully decorated with light and neutral colours. Both bedrooms are large doubles and the kitchen and bathroom are modern and well appointed. Streatham High Road is close by with shops, bars and restaurants and the choice of stations in either direction give many alternatives into the city. There are numerous bus routes in addition to get you in to and out of town. This property is being sold with no onward chain.

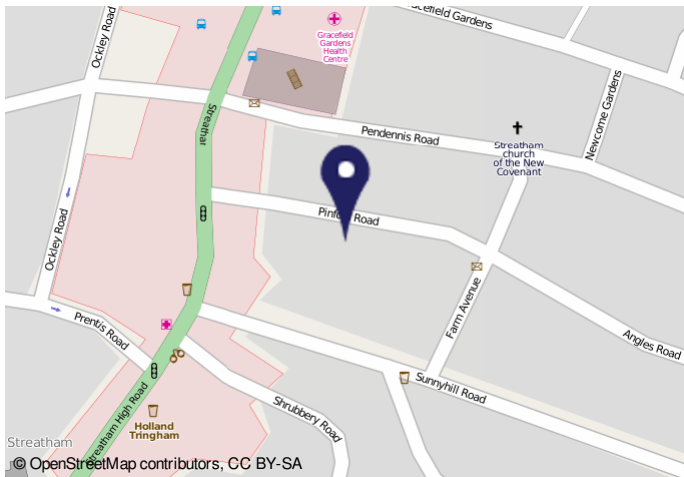
Pinfold Road

Approximate Gross Internal Area
81.2 sq m / 874 sq ft



First 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. (ID231996)



Energy Performance Certificate

10, Fortrose Gardens, LONDON, SW2 4HQ
 Dwelling type: Top-floor flat
 Date of assessment: 01 March 2016
 Date of certificate: 01 March 2016

Reference number: 0858-2819-6771-8406-8501
 Type of assessment: RdSAP existing dwelling
 Total floor area: 40 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	£ 1,548	£ 105

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 96 over 3 years	You could save £ 105 over 3 years
Heating	£ 1,140 over 3 years	£ 1,082 over 3 years	
Hot Water	£ 252 over 3 years	£ 202 over 3 years	
Total	£ 1,548	£ 1,480	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The excluded energy use for heating appliances like TVs, computers and cookers, and any electricity generated by renewable 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 recommended actions 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 Low energy lighting for all fixed outlets	£15	£51	
2 Replacement glazing units	£1,000 - £1,400	£64	

To help you understand this information, please visit www.direct.gov.uk/energy or call 0300 123 1234 (text-based national aid). This Green Deal form shows 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.