

## Voss Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£425,000**

- Two large bedrooms
- Separate kitchen

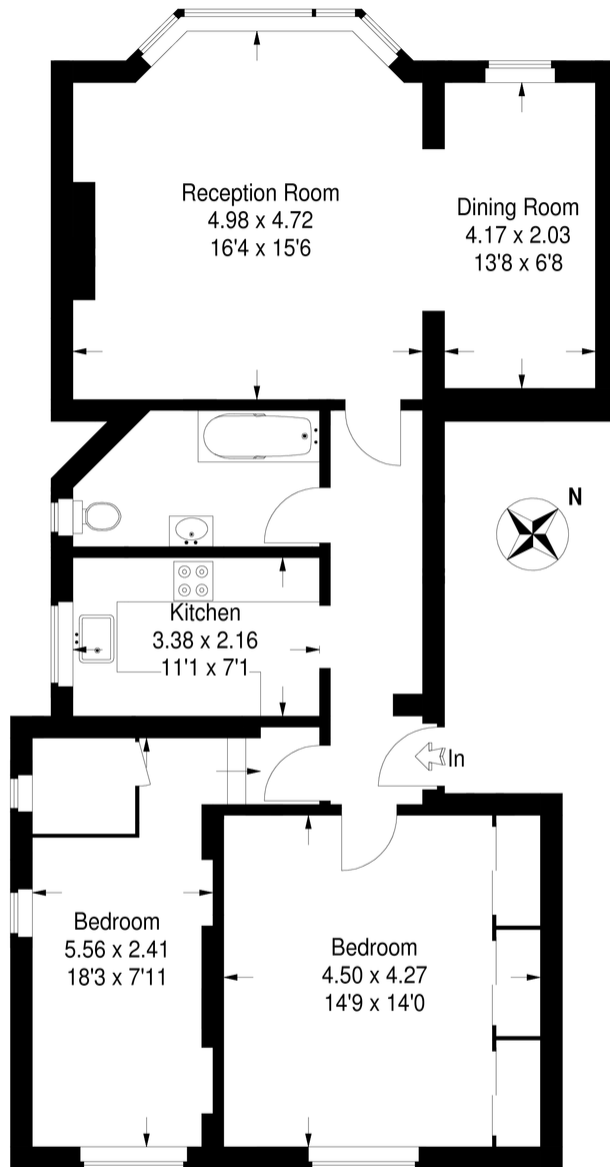


A magnificent two bedroom converted period property with views across Streatham Common. The very spacious two bedroom property has huge reception with additional dining area (that used to be a third bedroom) and bay window, two large bedrooms as well as separate kitchen and modern bathroom.

The flat is presented in excellent order throughout and has approx 971 sq ft of internal space. Voss Court is just moments from Streatham Common, in close proximity to both Streatham and Streatham Common mainline stations and a short stumble from one of Streatham's top gastro-pubs, the Bull.

# Voss Court

Approximate Gross Internal Area  
90.2 sq m / 971 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. (ID235534)



Energy Performance Certificate			
File # 2305534 SWTE/SBS		Dwelling type MAS floor flat Date of assessment 02 November 2010 Certificate number 25272982-036-0409-9031 Date of completion 02 November 2010 Floor area 90.2 m <sup>2</sup>	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO <sub>2</sub> ) emissions.			
<b>Energy Efficiency Rating</b>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	
Best possible A B C D E F G Worst possible	Current G Potential C	Best possible A B C D E F G Worst possible	Current D Potential C
<b>England &amp; Wales</b> EPC Rating 2008/10/16		<b>England &amp; Wales</b> EPC Rating 2009/10/16	
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
Energy use	291 kWh/m <sup>2</sup> per year	231 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	2.9 tonnes per year	2.5 tonnes per year	
Lighting	£51 per year	£31 per year	
Heating	£475 per year	£279 per year	
Hot water	£25 per year	£25 per year	
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential energy rating use the recommended measures.			
Remember to look for the energy saving recommendations on your EPC energy efficient products. It's a simple and easy way to reduce the energy use and costs of the home. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.			

**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.