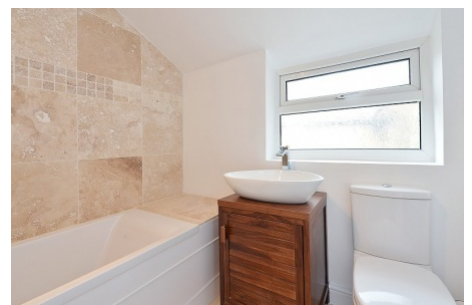


Tankerville Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

- One bedroom flat
- No chain



A superb one bedroom top floor conversion with huge reception area benefitting from double height ceilings in places. The well proportioned accommodation is arranged over two levels and the property is refurbished to a high standard. Tankerville Road is just moments walk from Streatham Common Station.

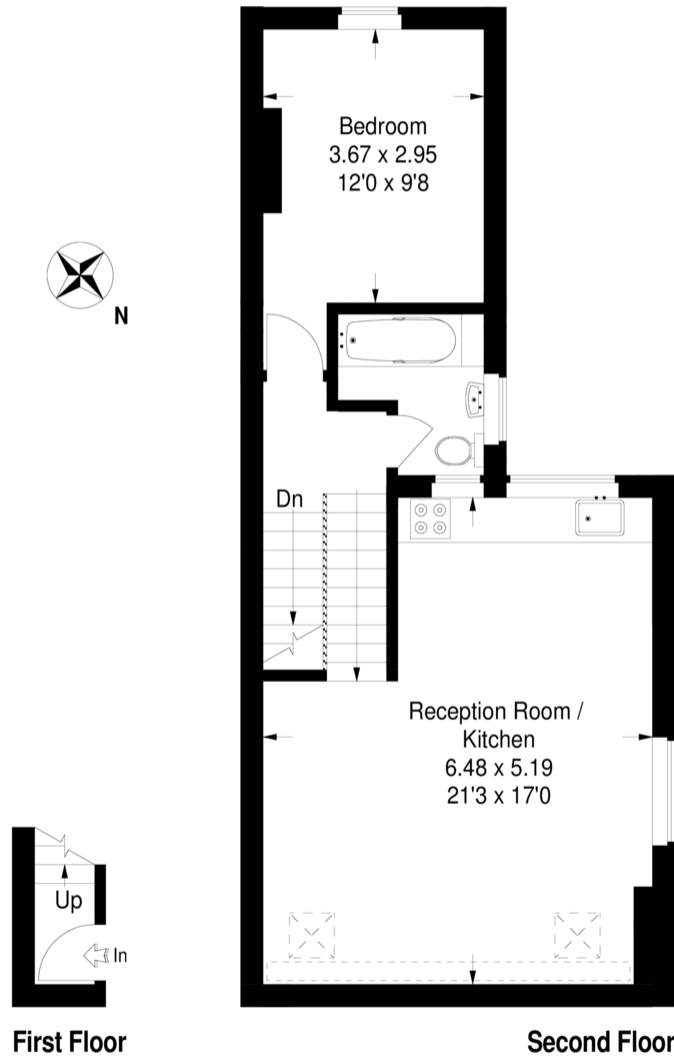
Tankerville Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

52 sq m / 560 sq ft

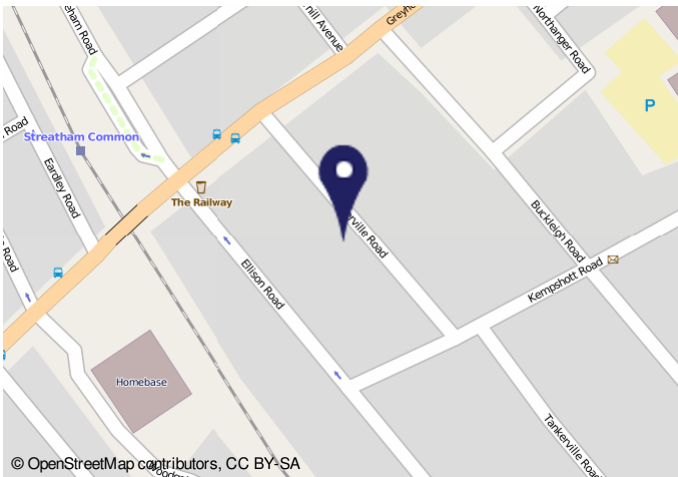
Reduced Headroom = 1.2 sq m / 12 sq ft

Total = 53.2 sq m / 573 sq ft



= 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. (ID51841)



Energy Performance Certificate

Flat 3, 10 Tankerville Road, LONDON, SW16 5LL

Dwelling type: Top-floor flat
 Date of assessment: 29 October 2012
 Date of certificate: 29 October 2012

Reference number: 8852-2750-0229-6227-4023
 Type of assessment: RdSAP existing dwelling
 Total floor area: 54 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:		
Over 3 years you could save		£ 660

Estimated energy costs of this home		
Lighting	Current costs £ 195 over 3 years	Potential costs £ 96 over 3 years
Heating	£ 1,881 over 3 years	£ 1,385 over 3 years
Hot Water	£ 258 over 3 years	£ 212 over 3 years
Total	£ 2,334	£ 1,693

You could save **£ 660** over 3 years

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 regeneration.

Energy Efficiency Rating		
Energy efficient (see energy costs)	Current	Potential
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).		

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 Internal or external wall insulation	£4,000 - £14,000	£ 222	
2 Low energy lighting for all fixed outlets	£ 60	£ 61	
3 Heating controls (room thermostat)	£200 - £400	£ 99	

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 (operator related costs). The Green Deal may allow you to make your home warmer and cheaper to run all in one deal 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.