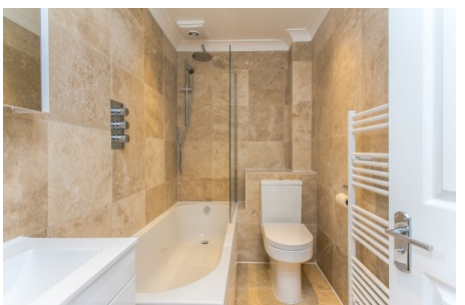


Maple Mews, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

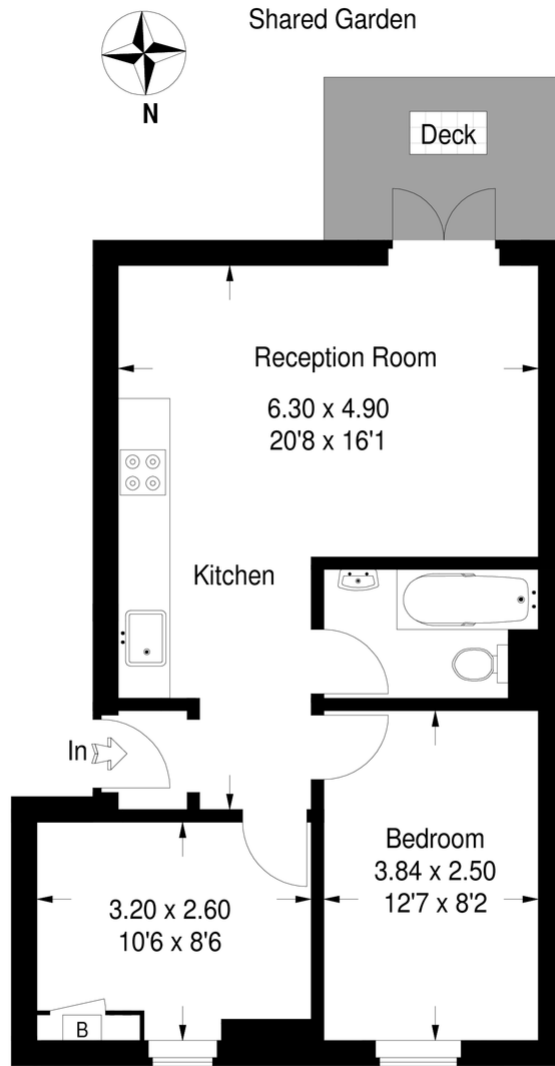
- Two double bedrooms
- Shared garden



A beautifully presented two double bedroom flat with direct access on to a pretty shared garden. The flat has been newly refurbished and is bright and light throughout. There are double doors onto the garden from the reception room. The flat has a parking space and is located in a smart private gated development adjacent to the common. Streatham Station is close by as are the amenities of the Hub development.

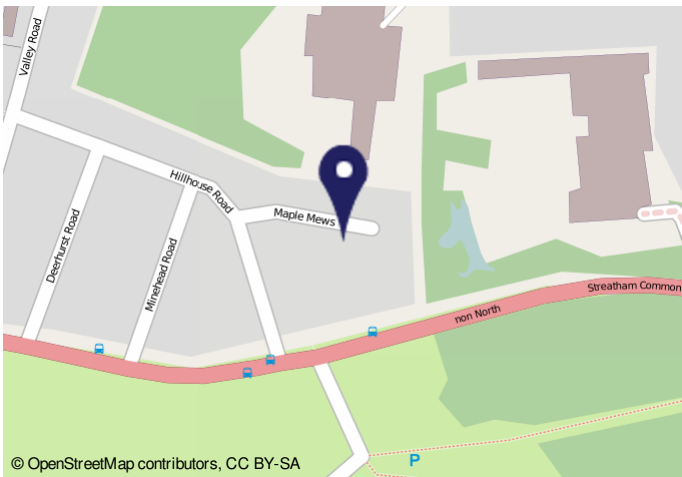
Maple Mews

Approximate Gross Internal Area
47.2 sq m / 508 sq ft



Ground 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. (ID245298)



Energy Performance Certificate

33, Maple Mews, LONDON, SW16 2AL
 Dwelling type: Ground floor flat
 Date of assessment: 02 February 2015
 Date of certificate: 02 February 2015
 Reference number: 8056-1822-3030-4272-1006
 Type of assessment: RdSAP existing dwelling
 Total floor area: 47 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	£ 1,581	£ 453

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings	
Lighting	£ 153 over 3 years	£ 102 over 3 years	You could save £ 453 over 3 years
Heating	£ 936 over 3 years	£ 717 over 3 years	
Hot Water	£ 492 over 3 years	£ 308 over 3 years	
Total	£ 1,581	£ 1,128	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The suitable energy use for heating 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 in page 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 152	Yes
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 53	Yes
3 Low energy lighting for all fixed outlets	£15	£ 48	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 (textphone relayed call). 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.