

Sternhold Avenue, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£300,000

- Large studio
- Private garden

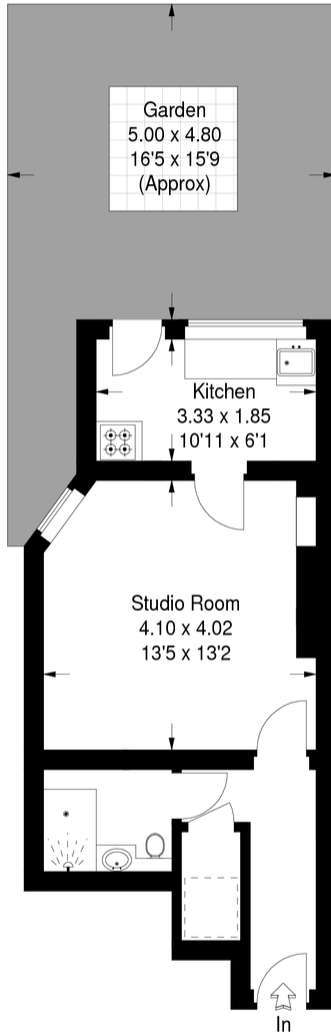


A beautiful studio flat with separate kitchen and lovely private garden. The flat is in a handsome converted period building on a very popular road close to Streatham Hill Station. The flat is bright and light and has a lovely feel.

This is a great location close to the high street and station as well as Tooting Bec Common at the bottom of the road.

Sternhold Avenue

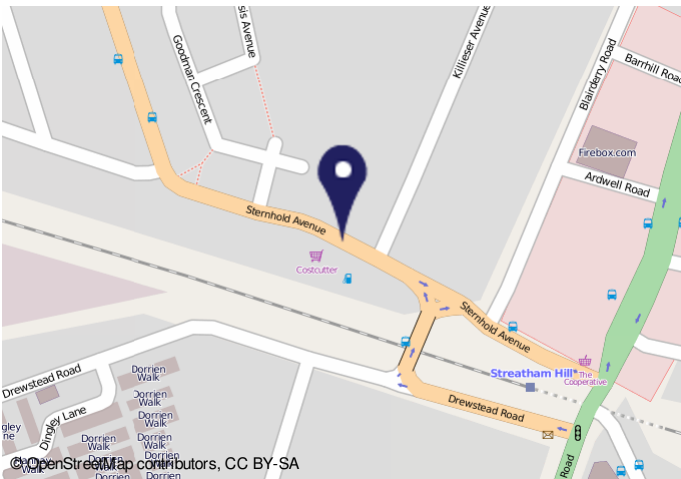
Approximate Gross Internal Area
(Including Reduced Headroom)
34.7 sq m / 373 sq ft



= Reduced headroom below 1.5 m / 5'0

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. (ID250375)



Energy Performance Certificate																																																																																																			
73a Sternhold Avenue LONDONDERRY BT22 4PB		Dwelling type: Ground floor flat Date of assessment: 25 July 2011 Date of certificate: 25 July 2011 Reference number: 2504/2011-0203-0208-0990 Date of installation: 02/04/2011 Total floor area: 28 m ²	S&AP																																																																																																
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 ₂) emissions.																																																																																																			
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.																																																																																																			
The environmental impact rating is a measure of a home's carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.																																																																																																			
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home																																																																																																			
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Energy use	280 kWh/m ² per year	203 kWh/m ² per year																																																																																																	
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year																																																																																																	
Lighting	£28 per year	£10 per year																																																																																																	
Heating	£292 per year	£203 per year																																																																																																	
Hot water	£55 per year	£55 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, wherever they are, and are likely to match or exceed actual fuel bills and carbon emissions in practice. The figures are based on the current use of fuel used for heating or heating appliances, such as, for example, gas. 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.																																																																																																			
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a simple and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information to improve your energy saving 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.