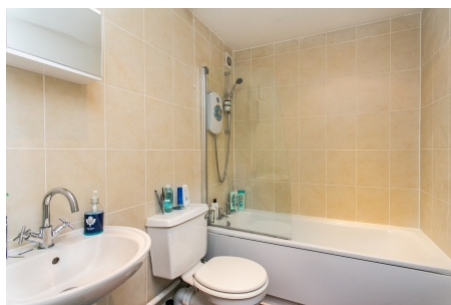
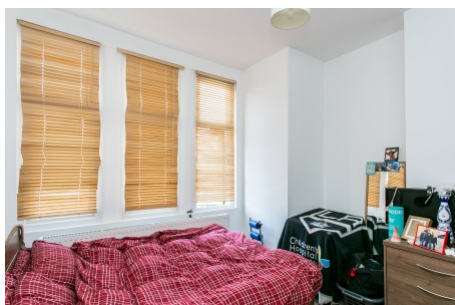


## Mount Ephraim Lane, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£300,000**

- Two bedroom flat
- Chain free

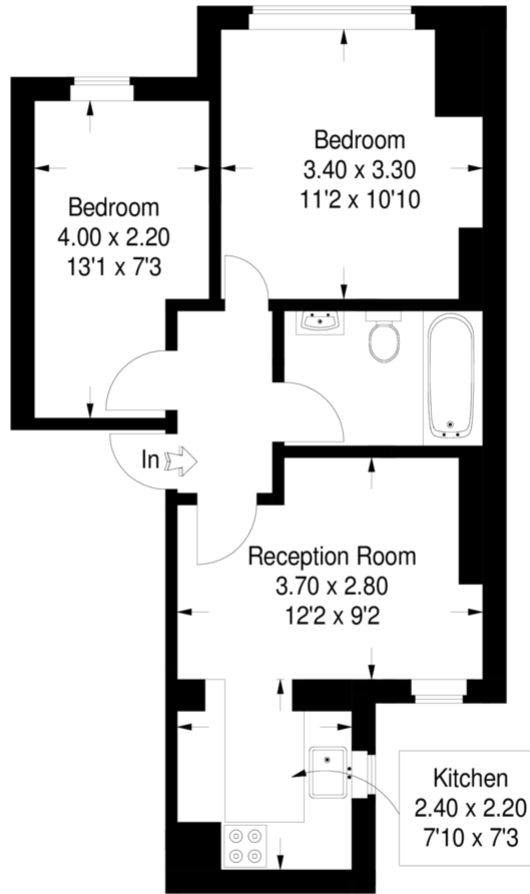


A smart two bedroom conversion flat in this attractive Victorian building very close to Tooting Bec Common. The flat is on the first floor and is offered with a long lease and no chain.

Mount Ephraim Lane offers easy access to Streatham Hill as well as a short bus ride directly to the centre of Balham with its Northern Line underground link.

# Mount Ephraim Lane

Approximate Gross Internal Area  
43.5 sq m / 468 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. (ID252121)



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Energy Performance Certificate			
<b>England &amp; Wales</b> 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>England &amp; Wales</b> This environmental impact rating is a measure of the home's impact on the environment in terms of Carbon Dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
<b>Energy Efficiency Rating</b> 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.		<b>Environmental Impact (CO<sub>2</sub>) Rating</b> The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon Dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
	Current	Best	Potential
Energy use	221 kWh/m <sup>2</sup> per year	188 kWh/m <sup>2</sup> per year	188 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.3 tonnes per year	1.1 tonnes per year	1.1 tonnes per year
Lighting	£26 per year	£23 per year	£23 per year
Heating	£202 per year	£181 per year	£181 per year
Hot water	£59 per year	£53 per year	£53 per year

**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.