

The High, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£425,000

- Three bedrooms
- Separate reception and kitchen

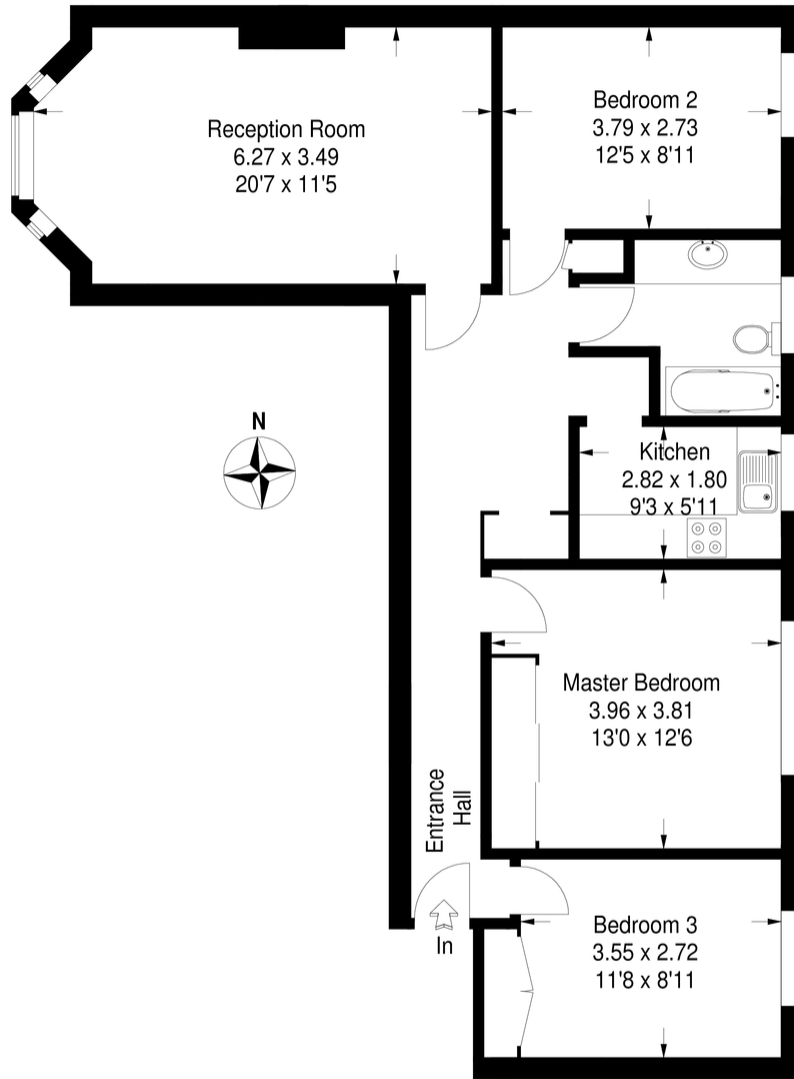


A super three bedroom flat in this popular Art Deco block in Streatham Hill. The flat has separate reception and kitchen, three bedrooms and bathroom with double glazing throughout.

The High is a brilliantly managed block with recently upgraded lift and communal areas in keeping with the period when the block was built. It is also moments from the excellent transport links of Streatham Hill and the ever-improving array of shops, bars and restaurants of the area.

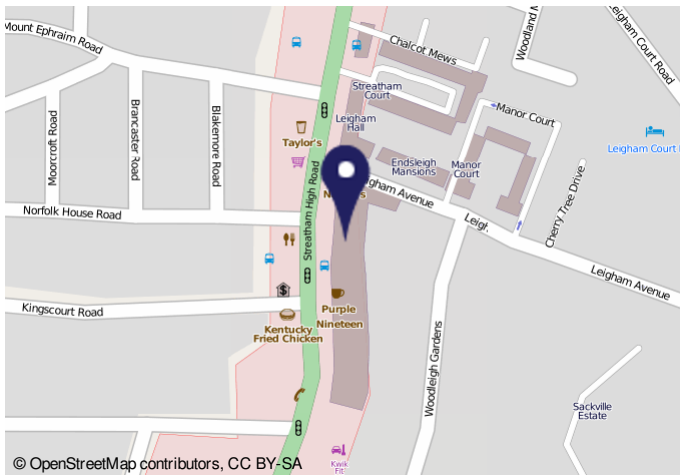
The High

Approximate Gross Internal Area
86 sq m / 926 sq ft



Second 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. (ID256368)



Energy Performance Certificate

Property: Flat 119 The High, Streamham High Road, LONDON, SW16 1HA

Assessment: 07 January 2011

Rating: 71 (Current), 72 (Potential)

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	71	72

Environmental Impact (CO ₂) Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	66	67

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	242 kWh/year	238 kWh/year
Carbon dioxide emissions	3.0 tonnes/year	2.9 tonnes/year
Lighting	£65 per year	£41 per year
Heating	£434 per year	£492 per year
Hot water	£96 per year	£96 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.