

Deerhurst Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- Two bedrooms
- Private garden

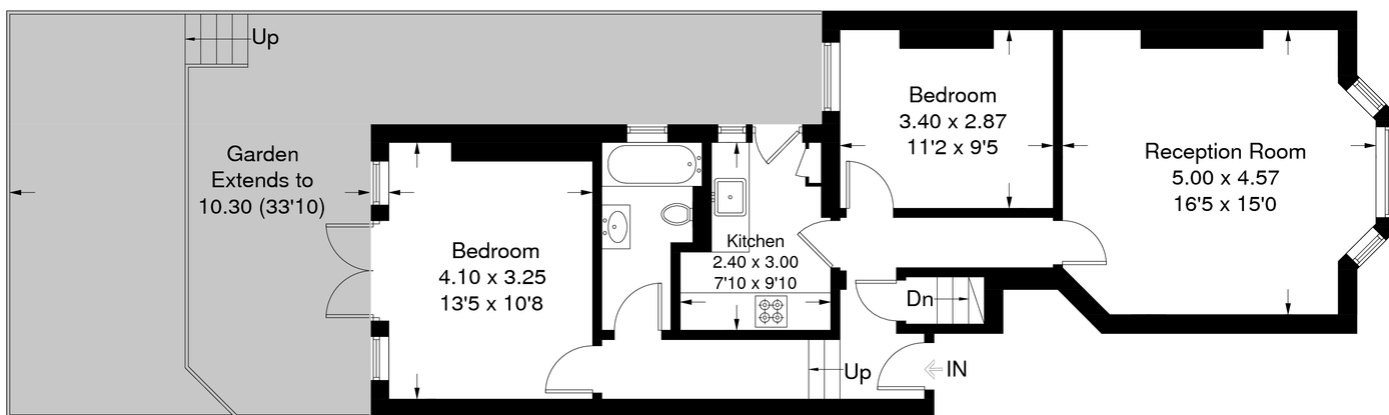


A stunning two bedroom garden flat on the ground floor of this handsome period building just off the green spaces of Streatham Common. The property is beautifully presented and has a very large reception with wooden floors and a feature bay window. It also features a master bedroom to the rear of the flat which overlooks the large two-tiered garden.

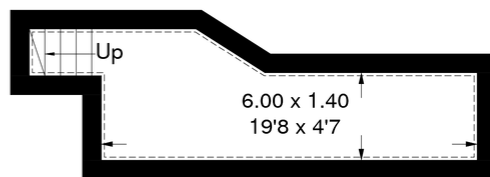
Deerhurst Road is in close proximity of Streatham and Streatham Common stations and the excellent array of shops, bars and restaurants of the High Road.

Deerhurst Road

Approximate Gross Internal Area = 68.1 sq m / 733 sq ft
 Reduced Headroom & Cellar = 10.7 sq m / 115 sq ft
 Total = 78.8 sq m / 848 sq ft

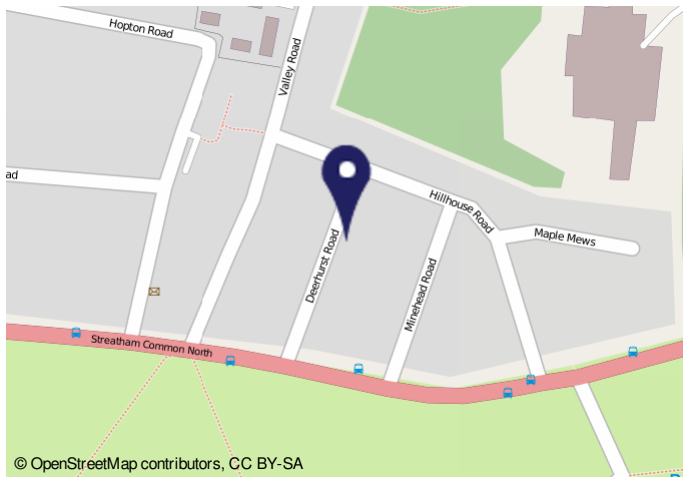


Ground Floor



Cellar

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID316759)



Energy Performance Certificate HM Government

Ground Floor Flat, 1 Deerhurst Road, LONDON, SW16 2AN
 Dwelling type: Ground floor flat Reference number: 8206-7626-4450-0563-1956
 Date of assessment: 17 June 2016 Type of assessment: RdSAP existing dwelling
 Date of certificate: 24 June 2016 Total floor area: 67 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:		£ 2,394
Over 3 years you could save		£ 1,017

Estimated energy costs of this home			Potential future savings
Lighting	£ 141 over 3 years	£ 146 over 3 years	You could save £ 1,017 over 3 years
Heating	£ 1,947 over 3 years	£ 824 over 3 years	
Hot Water	£ 308 over 3 years	£ 308 over 3 years	
Total	£ 2,394	£ 1,277	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and 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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shows how it is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 651	Yes
2 Floor insulation (suspended floor)	£300 - £1,200	£ 192	Yes
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,000	£ 141	Yes

To find out more about the recommended measures and the actions you could take today to save money, visit www.gov.uk/energy-advice/calculator or call 0800 123 1234 (limited national call). The Green Deal may enable you to finance your home warmer and cheaper than...

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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.