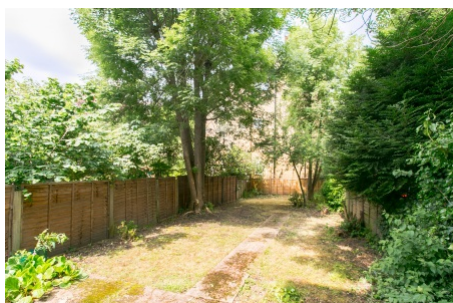


## Tierney Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**£399,950**

- Large one bedroom flat
- Large private garden



A particularly large split level one bedroom garden flat in a handsome converted period house. The property has a large open plan kitchen reception room with doors leading onto a large private garden. There is a choice of transport links close by Streatham Hill station, Brixton underground and many bus routes at the end of the road.

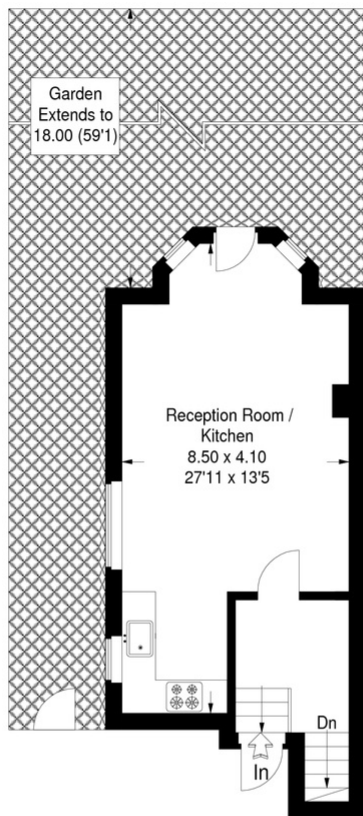
# Tierney Road

Approximate Gross Internal Area  
(Excluding Reduced Headroom)

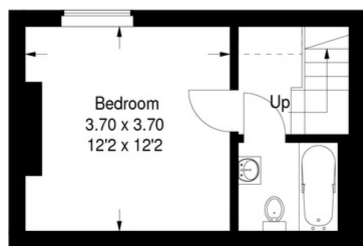
55.8 sq m / 601 sq ft

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 56.4 sq m / 607 sq ft



Ground Floor



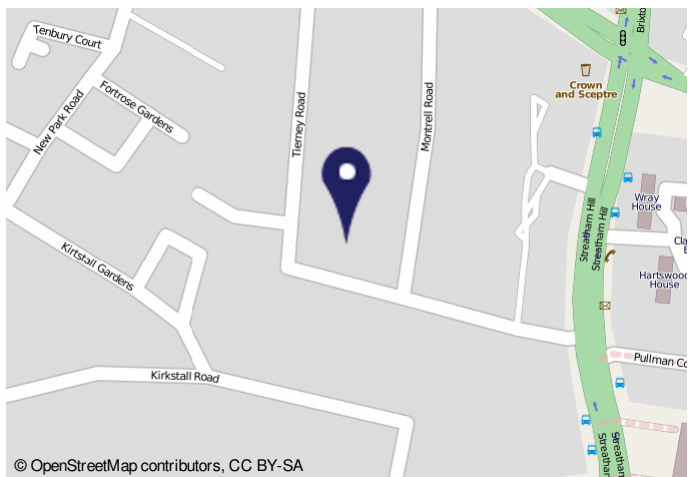
Lower Ground Floor

= Reduced headroom below 1.5 m / 5'0

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. (ID258506)



**Energy Performance Certificate**

Flat 2, 18 Tierney Road, LONDON, SW2 4QR  
 Dwelling type: Ground floor flat  
 Date of assessment: 30 September 2014  
 Date of certificate: 01 October 2014

Reference number: 2408-3089-7291-2464-3974  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 34 m<sup>2</sup>

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:** **£ 1,689**  
**Over 3 years you could save** **£ 750**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 72 over 3 years	You could save <b>£ 750</b> over 3 years
Heating	£ 1,344 over 3 years	£ 654 over 3 years	
Hot Water	£ 237 over 3 years	£ 213 over 3 years	
<b>Total</b>	<b>£ 1,689</b>	<b>£ 939</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy efficient: low rating costs less money

Rating	Current	Potential
A	91-100	92-100
B	81-90	82-91
C	71-80	72-81
D	61-70	62-71
E	51-60	52-61
F	41-50	42-51
G	31-40	32-41
H	21-30	22-31
I	1-20	1-21

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).

**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	£ 402	
2 Floor insulation	£800 - £1,200	£ 118	
3 Low energy lighting for all fixed outlets	£15	£ 31	

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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (texted related calls). 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.