

## Milford Mews, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£299,950**

- One bedroom flat
- Parking space



A smart one bedroom flat in a quiet and private development. The flat benefits from its own private front door and parking space and has well maintained gardens around the development. The flat has a separate kitchen and modern bathroom. Streatham Hill Station is nearby and provides direct link to Victoria and London bridge as well as shops bars and restaurants.

# Milford Mews

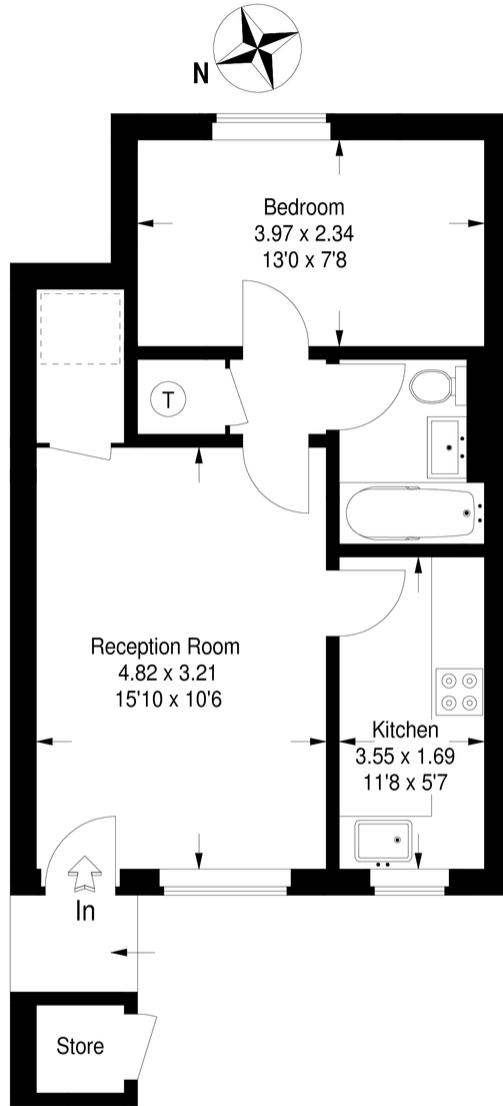
Approximate Gross Internal Area (Excluding Reduced Headroom)

39.8 sq m / 428 sq ft

Reduced Headroom = 0.7 sq m / 7 sq ft

Store = 1 sq m / 11 sq ft

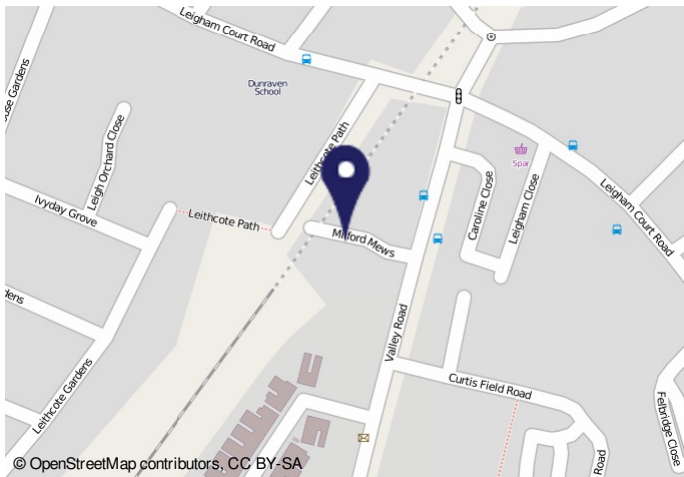
Total = 41.5 sq m / 446 sq ft



## 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. (ID263254)



**Energy Performance Certificate**

15, Milford Mews, LONDON, SW16 2DA  
 Dwelling type: Ground floor flat  
 Date of assessment: 08 July 2016  
 Date of certificate: 09 July 2016  
 Reference number: 0558-6002-7283-3356-3560  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 39.8 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:**

Current costs	£ 1,695
Potential costs	£ 846
Over 3 years you could save	£ 846

**Estimated energy costs of this home**

Category	Current costs	Potential costs
Lighting	£ 108 over 3 years	£ 108 over 3 years
Heating	£ 864 over 3 years	£ 369 over 3 years
Hot Water	£ 723 over 3 years	£ 369 over 3 years
<b>Total</b>	<b>£ 1,695</b>	<b>£ 846</b>

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

**Energy Efficiency Rating**

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		
Current	D	C

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 Floor insulation (solid floor)	£4,000 - £5,000	£ 154	
2 High heat retention storage heaters and dual immersion outside	£800 - £1,200	£ 702	

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 (local landline rate). The Green Deal may allow you to finance your home repairs and changes to run at zero-cost.

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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.