

## Prentis Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£625,000**

- Two double bedrooms
- Private garden

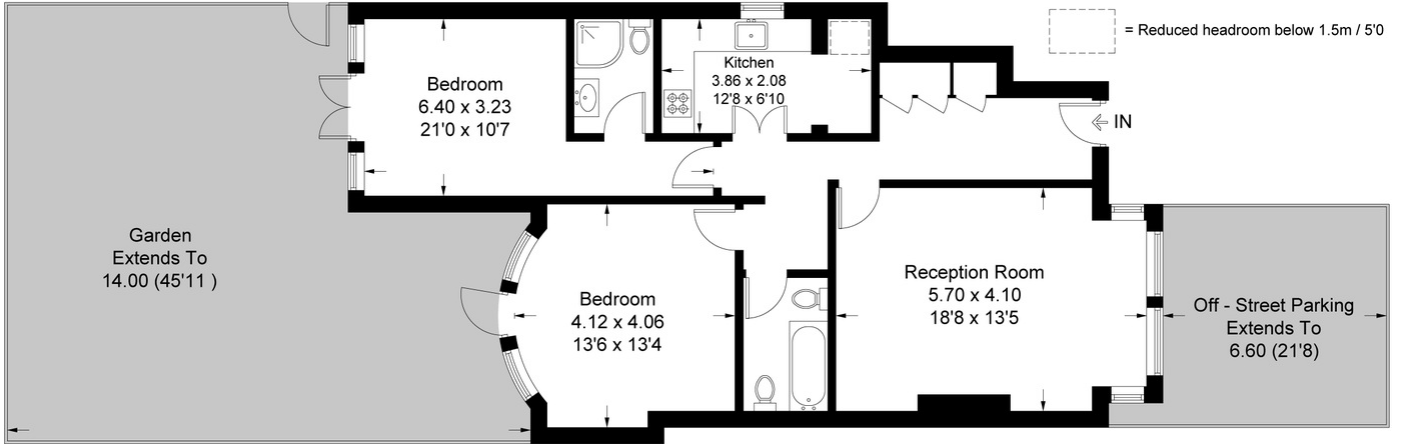


A stunning two double bedroom ground floor maisonette with two bathrooms (one en suite). The property benefits from a separate kitchen, spacious living room and clever use of the hall for the owners work station, as well as good built-in storage space. There is direct access on to a private garden and parking space to the front.

Prentis Road is perfectly situated between Streatham High Road, with plenty of choice of bars, shops and restaurants and Tooting Bec Common. Streatham Hill is the closest station, giving direct routes in to Victoria, London Bridge and Clapham Junction. Bus routes can either take you in to central London, or Brixton (for the Victoria Line) and Tooting Bec (for the Northern Line).

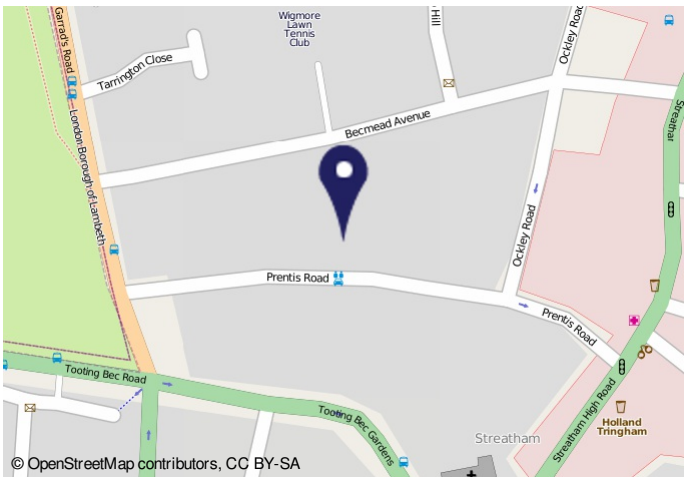
# Prentis Road

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft  
 Reduced Headroom = 0.5 sq m / 5 sq ft  
 Total = 83.8 sq m / 902 sq ft



**Ground Floor**

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. (ID330400)



**Energy Performance Certificate**

15a Prentis Road  
LONDON  
SW16 1QD

Dwelling type: Ground floor flat  
Date of assessment: 27 July 2011  
Date of certificate: 04 August 2011  
Reference number: 600622045726-BDK-2300  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 83 m<sup>2</sup>

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.

Energy Efficiency Rating	Current	Potential
61	64	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
61	62	

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	253 kWh/m <sup>2</sup> per year	230 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	3.7 tonnes per year
Lighting	£95 per year	£67 per year
Heating	£502 per year	£520 per year
Hot water	£86 per year	£86 per year

**You could save up to £74 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes. Consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, replacement or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

It's a quick and easy way to verify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.

**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.