

Leigham Vale, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£375,000

- Two bedroom flat
- Split-level



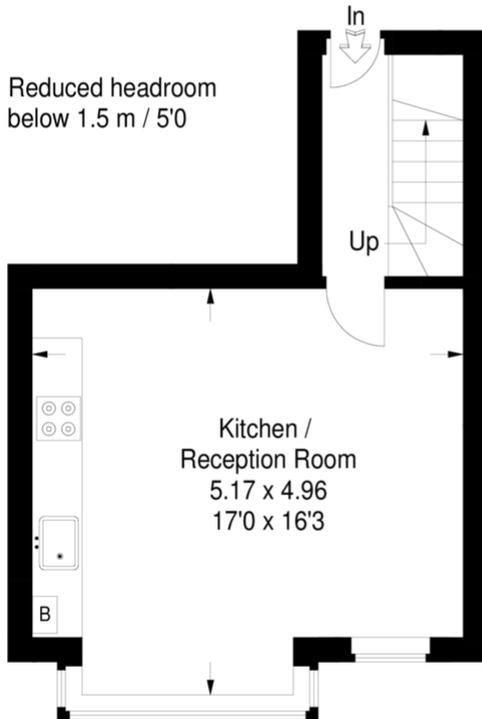
A recently refurbished two bedroom split-level flat on Leigham Vale. The property is situated on the first and second floors and benefits from lots of natural light. Leigham Vale is conveniently located for both Tulse Hill and Streatham Hill Stations giving direct routes in to London Bridge, Victoria and The City. The nearby high streets offer an array of shops, bars and restaurants. Brockwell Park and Hillside Gardens are in close proximity to the property. The property has no onward chain.

Leigham Vale

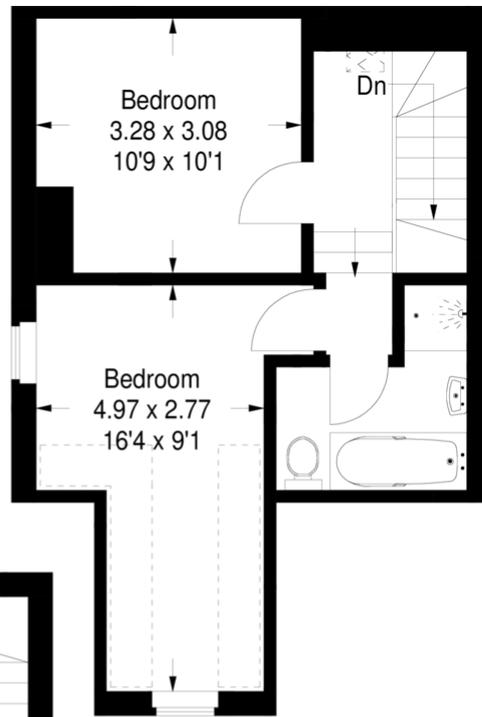
Approximate Gross Internal Area
(Excluding Reduced Headroom)
59.3 sq m / 638 sq ft
Reduced Headroom = 3.4 sq m / 36 sq ft
Total = 62.7 sq m / 674 sq ft



= Reduced headroom below 1.5 m / 5'0"

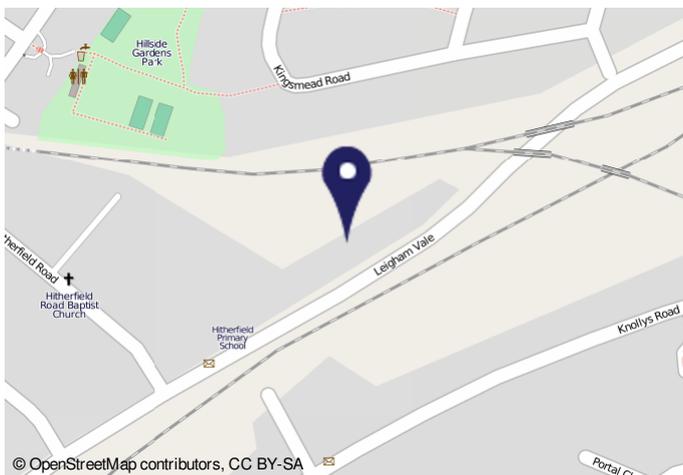


First Floor



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. (ID270548)



Energy Performance Certificate

70b Leigham Vale, LONDON, SW16 2JG
Dwelling type: Top-floor flat
Date of assessment: 16 August 2016
Date of certificate: 16 August 2016

Reference number: 0443-2866-7286-6666-6745
Type of assessment: RdSAP existing dwelling
Total floor area: 60 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: **£ 6,911**
Over 3 years you could save **£ 711**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 109 over 3 years	You could save £ 711 over 3 years
Heating	£ 1,365 over 3 years	£ 774 over 3 years	
Hot Water	£ 294 over 3 years	£ 207 over 3 years	
Total	£ 1,911	£ 1,090	

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

Energy Efficiency Rating

Energy efficient: see energy costs	Current	Potential
Energy use (kWh per year)	111	109

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 recommended actions in group 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	£ 486	
2 Low energy lighting for all fixed outlets	£ 88	£ 102	
3 Heating controls (over thermostat and TRVs)	£ 200 - £400	£ 317	

To find out more about the recommended measures and other actions you could be taking to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home improvements and spread the cost over time.

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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.