

## Amesbury Avenue, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

**£815,000**

- Four bedrooms
- Double reception



Amesbury Avenue is a popular road due to being located close to Streatham Hill Station with direct routes in to London Bridge and Victoria as well as its close proximity to the high road with its array of shops, bars and restaurants. To the opposite end of Amesbury Avenue is Hillside Gardens with its park and tennis courts.

# Amesbury Avenue

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves Storage)  
 127.1 sq m / 1368 sq ft  
 Reduced Headroom / Eaves Storage = 6.9 sq m / 74 sq ft  
 Total = 134 sq m / 1442 sq ft



= 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. (ID271312)



**Energy Performance Certificate**

23, Amesbury Avenue, LONDON, SW2 3AE  
 Dwelling type: Mid-terrace house  
 Date of assessment: 02 February 2015  
 Date of certificate: 04 February 2015

Reference number: 8006-8823-6228-2607-6203  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 120 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:	£ 4,710
Over 3 years you could save	£ 1,839

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 212 over 3 years	£ 204 over 3 years	You could save £ 1,839 over 3 years
Heating	£ 4,005 over 3 years	£ 2,448 over 3 years	
Hot Water	£ 393 over 3 years	£ 216 over 3 years	
<b>Total</b>	<b>£ 4,710</b>	<b>£ 2,871</b>	

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

Current	Potential
66	72

**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	£ 729	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 65	
3 Draught proofing	£80 - £120	£ 36	

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 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

**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.