

Leigham Avenue, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£935,000

- Four bedrooms
- Wonderful gardens

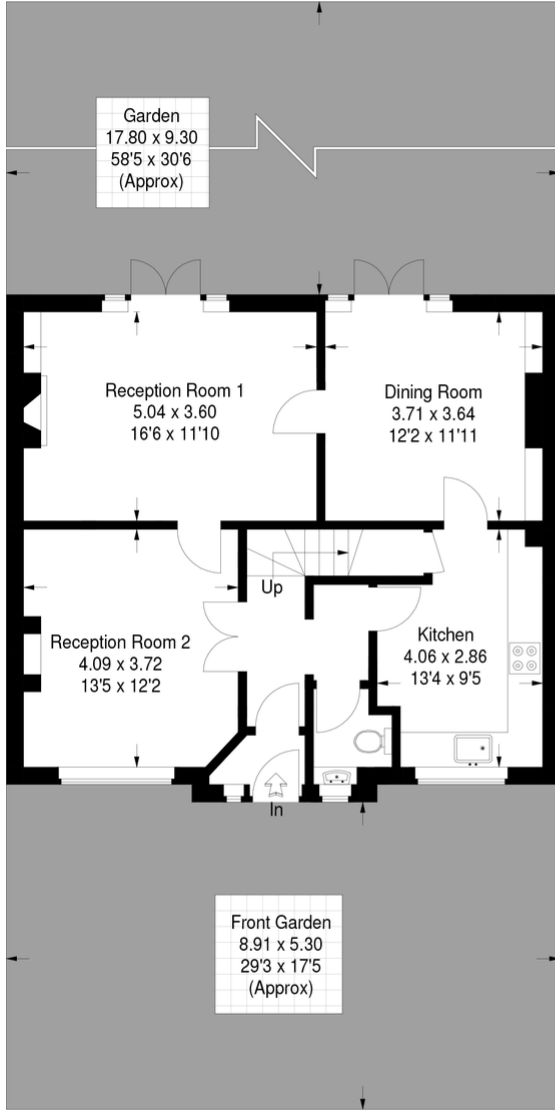


A fabulous double fronted four bedroom Georgian house with wonderful gardens. There are very few houses in the area of this period and this is a really lovely one. It has great charm and character with lots of natural light and privacy from the road and a pleasant front garden.

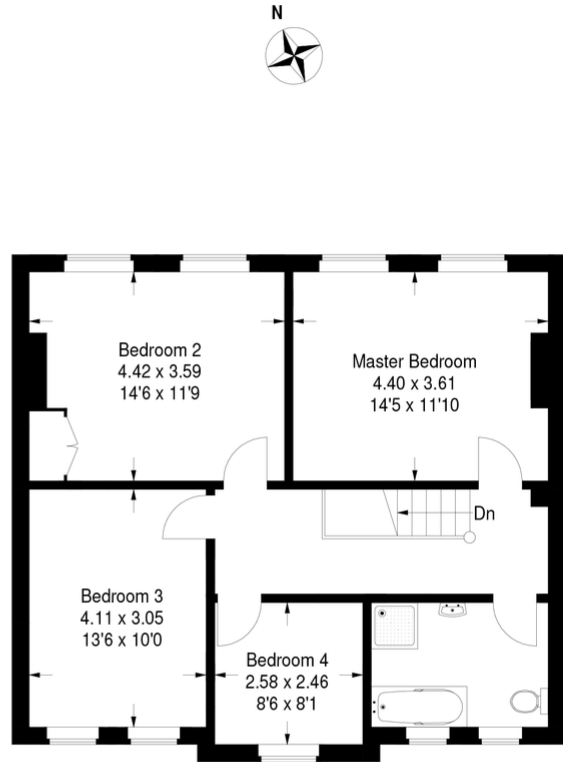
The house would benefit from some modernisation and redecoration but this gives the owner the chance to model a lovely home to their particular taste. It is on a quiet road just off the high road so the amenities are close at hand as well as Streatham Hill Station and many bus routes into the city centre.

Leigham Avenue

Approximate Gross Internal Area
142.7 sq m / 1536 sq ft

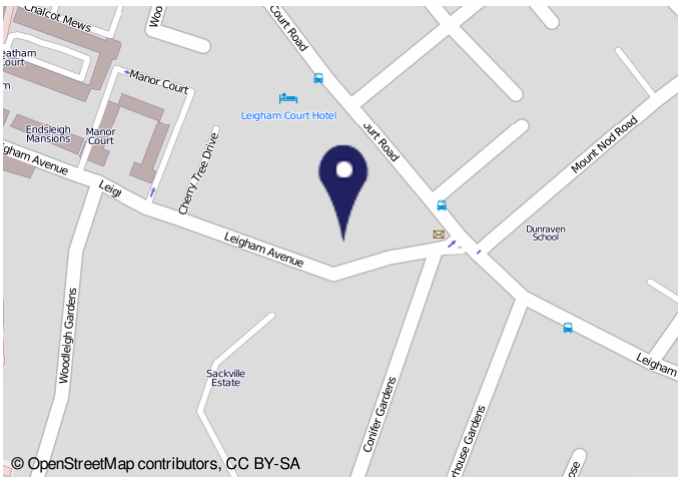


Ground Floor



First 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. (ID274170)



Energy Performance Certificate

23, Leigham Avenue, LONDON, SW16 2PR
Dwelling type: Mid-terrace house
Date of assessment: 20 January 2015
Date of certificate: 23 January 2015

Reference number: 2058-2025-7248-3615-7544
Type of assessment: RdSAP existing dwelling
Total floor area: 144 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 4,314	£ 2,331

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 244 over 3 years	£ 208 over 3 years	
Heating	£ 3,510 over 3 years	£ 1,512 over 3 years	
Hot Water	£ 560 over 3 years	£ 243 over 3 years	
Total	£ 4,314	£ 1,963	You could save £ 2,331 over 3 years

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).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,042	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 123	
3 Draught proofing	£80 - £120	£ 96	

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 or call 0800 123 1234 (local landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no-cost to you.

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.