

Ellison Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£310,000

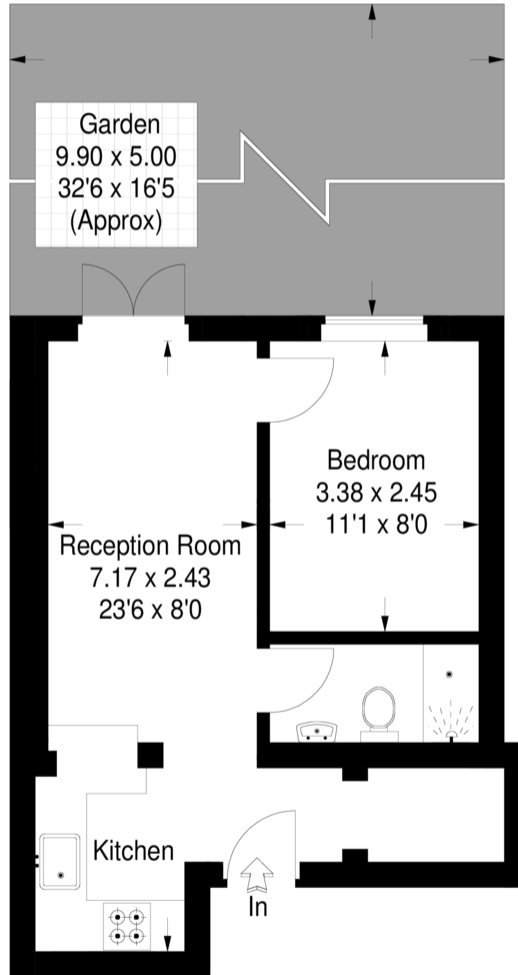
- South west facing private garden flat
- Private front door



This one bedroom period conversion has been completely renovated and is in a wonderful location just one minute walk from Streatham Common station. The flat offers great transport links for city access (9 mins to Clapham Junction and 24 mins to Victoria), its own private entrance and a private south-west facing garden and decking. For peaceful living it also benefits from no neighbours directly above or either side. The surrounding area boasts excellent local amenities and is a short stroll away from Streatham Common Park. Offered chain free.

Ellison Road

Approximate Gross Internal Area
33.6 sq m / 361 sq ft



Ground 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. (275114)



Energy Performance Certificate			
28, Ellison Road, LONDON, SW16 5BY		Reference number: 8616-7526-6660-3572-9526	
Dwelling type: Ground floor flat		Type of assessment: RdSAP existing dwelling	
Date of assessment: 22 June 2016		Total floor area: 33 m ²	
Date of certificate: 22 June 2016			
Use this document to:			
<ul style="list-style-type: none"> 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:		£ 1,233	
Over 3 years you could save		£ 132	
Estimated energy costs of this home			
Lighting	Current costs: £ 75 over 3 years	Potential costs: £ 76 over 3 years	Potential future savings
Heating	£ 921 over 3 years	£ 789 over 3 years	You could save £ 132 over 3 years
Hot Water	£ 237 over 3 years	£ 237 over 3 years	
Total	£ 1,233	£ 1,042	
Energy Efficiency Rating			
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.</p> <p>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 measures in group 1. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>			
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	£ 129	<input checked="" type="checkbox"/>

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.