

Palace Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£499,950

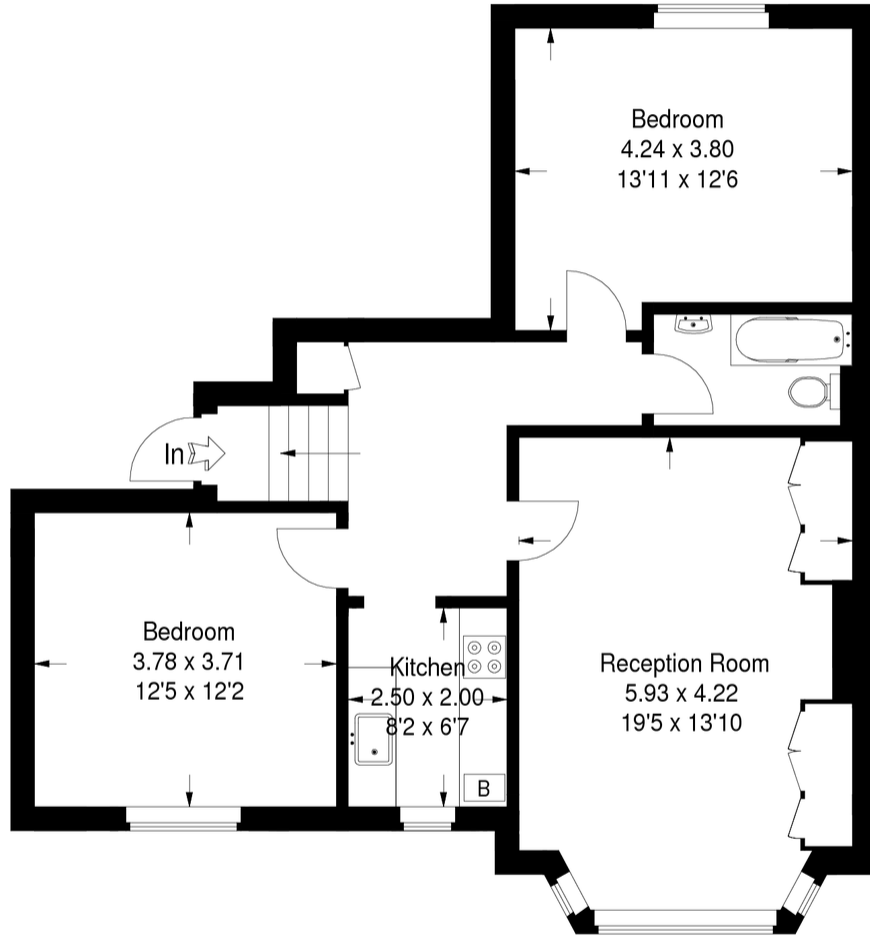
- Spacious two bedroom flat
- Chain free



A magnificent two bedroom first floor flat converted from an extremely handsome Victorian house on this popular tree-lined street near Tulse Hill Station. The flat has wonderfully large rooms with very high ceilings given a brilliant sense of space and light, this being particularly prevalent in the reception and master bedroom. The flat is very well presented throughout, comes with a share in the freehold and is offered to the market chain free.

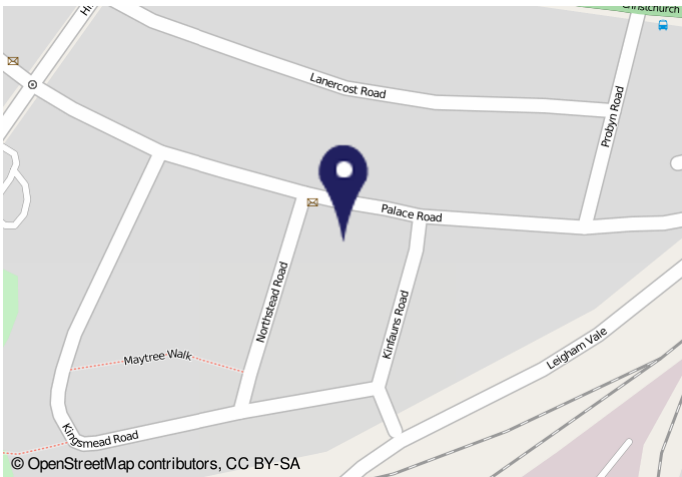
Palace Road

Approximate Gross Internal Area
75.9 sq m / 817 sq ft



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. (ID278216)



Energy Performance Certificate

Flat B, 86, Palace Road, LONDON, SW2 3JY
 Dwelling type: Mid-floor flat
 Date of assessment: 17 May 2016
 Date of certificate: 18 May 2016

Reference number: 9175-0014-7205-4566-7910
 Type of assessment: RUSAP existing dwelling
 Total floor area: 75 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:		Current costs	Potential costs
Lighting	£ 258 over 3 years	£ 198 over 3 years	£ 158 over 3 years
Heating	£ 1,998 over 3 years	£ 732 over 3 years	£ 732 over 3 years
Hot Water	£ 387 over 3 years	£ 321 over 3 years	£ 321 over 3 years
Total	£ 2,643	£ 1,251	£ 1,251

Over 3 years you could save **£ 1,431**

Energy Efficiency Rating

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

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	£ 864	Yes
2 Low energy lighting for all fixed outlets	£ 30	£ 111	Yes
3 High speed hot water control valve	£2,200 - £3,000	£ 177	Yes

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 (national landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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.