

Polworth Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£450,000

- **Stunning two bedroom conversion flat**
- **Wonderfully light**

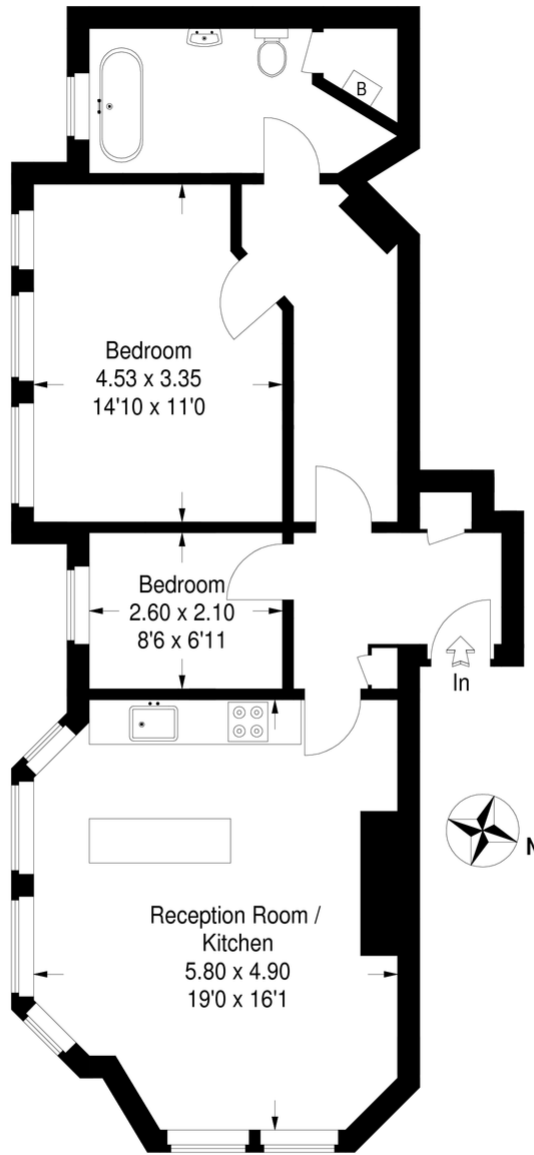


A lovely two bedroom first floor flat in a converted period building on a quiet residential road next to the common. The flat has exceptional natural light from large south facing windows and much character from original features.

The flat is beautifully presented and both the kitchen and bathroom are modern and stylish. Streatham Common is yards away with large parkland and play area as well as the landscaped gardens of the rookery and the excellent leisure facilities of the HUB development including the ice-skating. Both Streatham and Streatham common stations provide a choice of routes into the city centre or many bus routes on the high road.

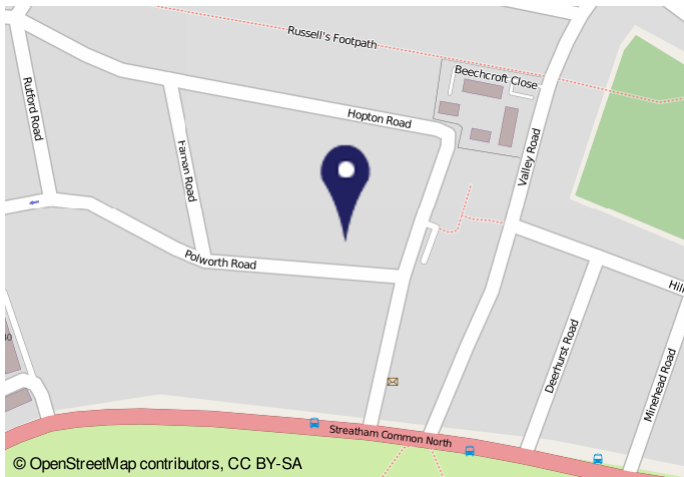
Polworth Road

Approximate Gross Internal Area
69.1 sq m / 744 sq ft



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. (ID278922)



Energy Performance Certificate

Flat 3, 2 Polworth Road, LONDON, SW16 2EU
Dwelling type: 1st floor flat
Date of assessment: 13 December 2012
Date of certificate: 14 December 2012
Reference number: 8222-1822-0668-2361-4902
Type of assessment: RdSAP existing dwelling
Total floor area: 72 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:	£ 2,046
Over 3 years you could save	£ 981

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 169 over 3 years	£ 126 over 3 years	You could save £ 981 over 3 years
Heating	£ 1,578 over 3 years	£ 687 over 3 years	
Hot Water	£ 279 over 3 years	£ 246 over 3 years	
Total	£ 2,046	£ 1,059	

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

Very energy efficient: low energy costs per year	Current	Potential
A++ (1-10)	B (34-47)	D (45-55)
A+ (11-15)	C (27-37)	E (56-62)
A (16-20)	D (34-47)	F (63-70)
B (21-25)	E (45-55)	G (71-78)
C (26-30)	F (56-62)	H (79-84)
D (31-35)	G (63-70)	I (85-92)
E (36-40)	H (71-78)	J (93-100)
F (41-45)	I (79-84)	
G (46-50)	J (85-92)	

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).

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	£ 627	Yes
2 Draught proofing	£80 - £120	£ 59	Yes
3 Low energy lighting for all fixed outlets	£25	£ 54	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 (local area based calls). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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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.