

Tierney Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£500,000

- Three bedroom flat
- Share of freehold

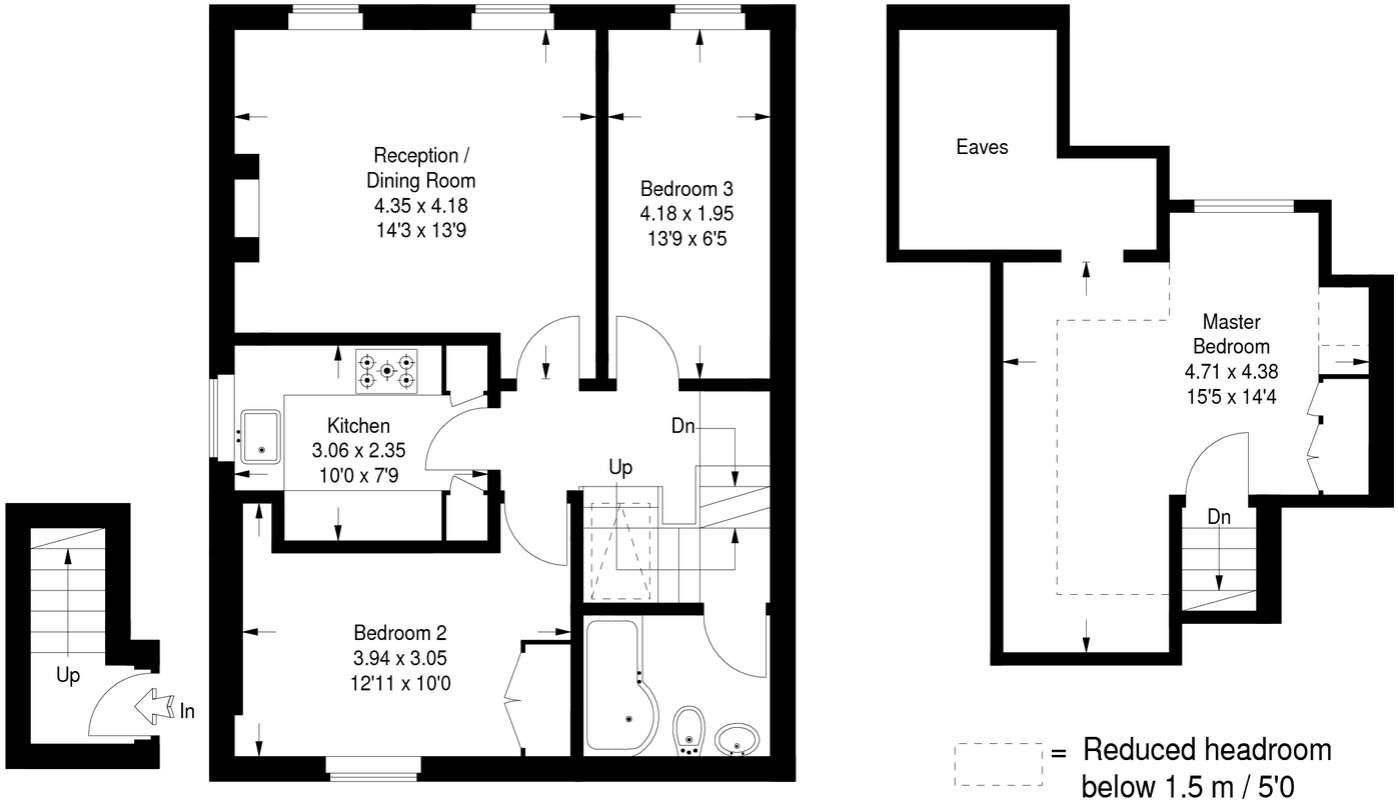


A very spacious split-level three bedroom flat with large reception and separate kitchen. The Victorian conversion is arranged over the top two floors of a handsome building and benefits from a well kept and large shared garden.

The property is in excellent order throughout, has a share in the freehold and is in close proximity of the excellent Streatham Hill area as well as a short bus ride from Clapham Old Town and central Brixton.

Tierney Road

Approximate Gross Internal Area
 (Excluding Reduced Headroom & Eaves) = 72.4 sq m / 779 sq ft
 Reduced Headroom = 5.4 sq m / 58 sq ft
 Total = 77.8 sq m / 837 sq ft



First Floor

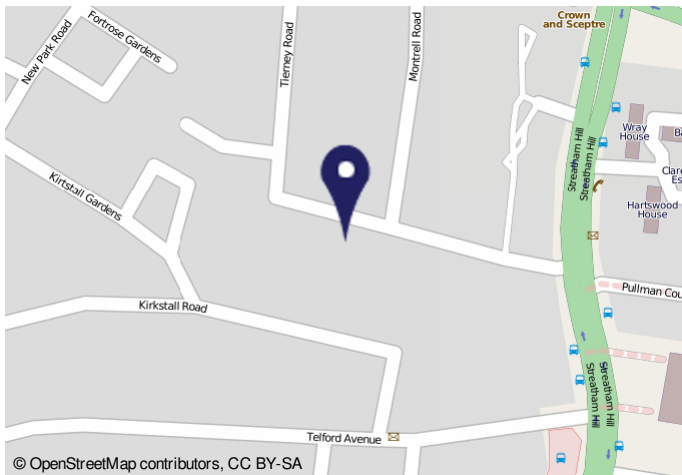
Second Floor

Third 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. (ID286722)



Energy Performance Certificate

Flat 5
 7 Tierney Road
 LONDON
 SW2 4JL

Dwelling type: Top-floor maisonette
 Date of assessment: 01 June 2011
 Date of certificate: 15 June 2011
 Reference number: 0187-2875-6666-0599-1955
 Type of assessment: Full SAP, existing dwelling
 Total floor area: 68 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	295 kWh/m ² per year	255 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	4.7 tonnes per year
Lighting	£71 per year	£51 per year
Heating	£281 per year	£762 per year
Hot water	£28 per year	£28 per year

You could save up to **£149 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised energy conditions (heating periods, room temperatures, etc.) and are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on reducing your energy and environmental performance.

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.