

Ambleside Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

- Large two bedroom flat
- Large shared garden

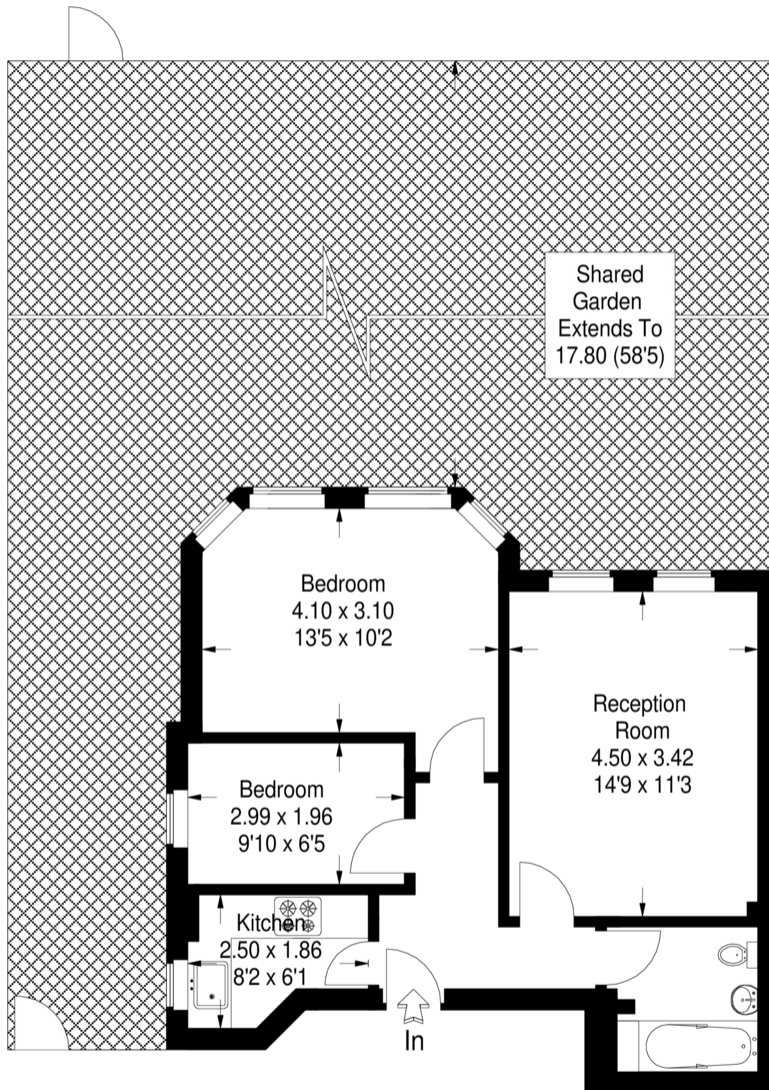


A really lovely two bedroom conversion flat just moments from both Streatham rail station and the wide open spaces of Tooting Bec Common. The flat is arranged to the rear of the building and overlooks a large and well-kept shared garden.

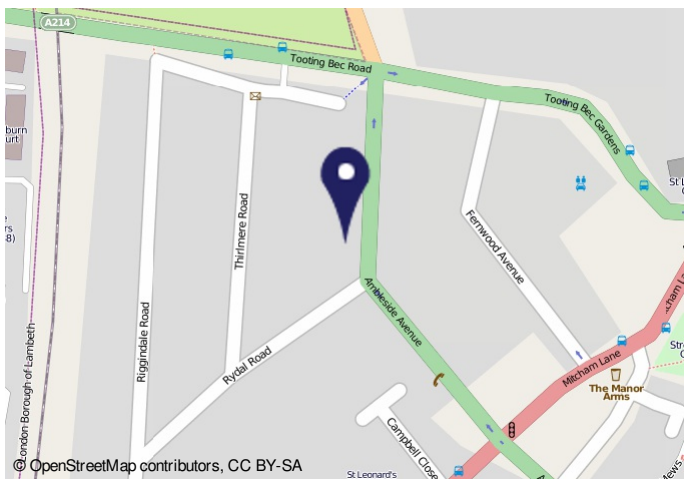
The accommodation comprises two bedrooms, one master with large bay window, a large reception room with original wood floors, separate kitchen and bathroom. Ambleside Avenue is well located for easy access to Tooting Bec or Balham as well as the excellent array of shops, bars and restaurants of Streatham High Road. There is no ongoing chain.

Ambleside Avenue

Approximate Gross Internal Area
50.6 sq m / 545 sq ft



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. (ID286659)



Energy Performance Certificate

Flat 2, 37 Ambleside Avenue, LONDON, SW16 1QE

Dwelling type: Mid-floor flat
Date of assessment: 05 October 2016
Date of certificate: 06 October 2016

Reference number: 0558-9955-7280-4976-4910
Type of assessment: RdSAP existing dwelling
Total floor area: 50 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	£ 1,857
Potential costs	£ 798
Over 3 years you could save	£ 1,059

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 116 over 3 years	£ 109
Heating	£ 1,338 over 3 years	£ 678 over 3 years	£ 660
Hot Water	£ 294 over 3 years	£ 204 over 3 years	£ 90
Total	£ 1,857	£ 1,059	£ 798

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

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 in group 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	£ 432	Yes
2 Draught proofing	£80 - £120	£ 15	Yes
3 Low energy lighting for all fixed outlets	£30	£ 96	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 to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (non-peak national rate). The Green Deal may allow you to make your home warmer and cheaper to run all on up-front cost.

Page 1 of 4

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.