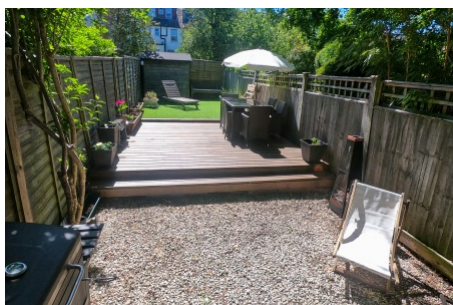


Natal Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £450,000

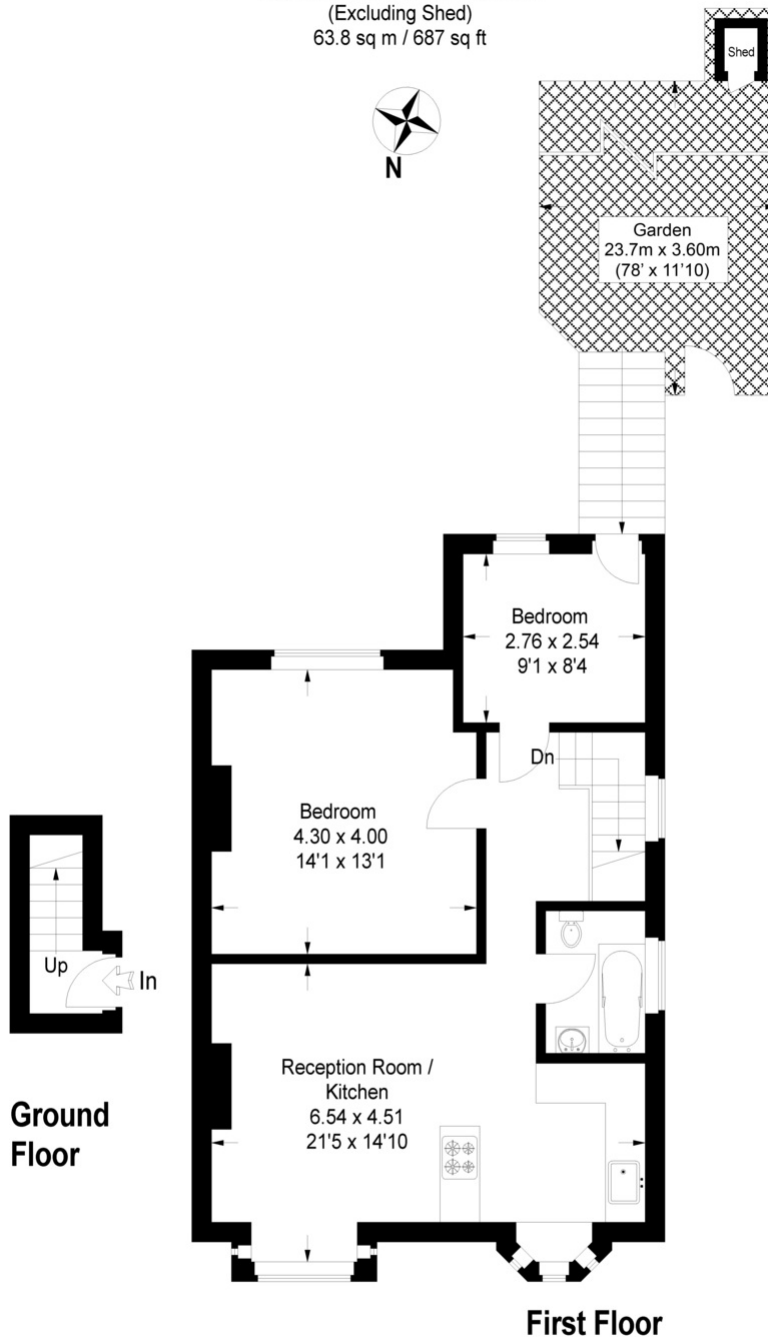
- Two double bedrooms
- Large south facing rear garden



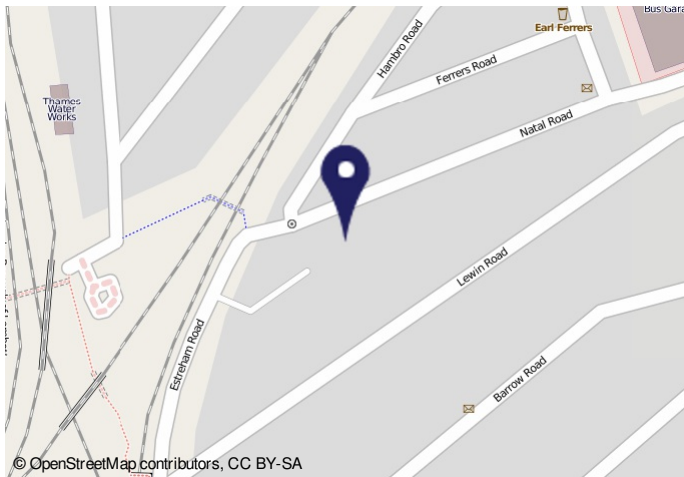
A lovely two bedroom, first floor flat in a converted house with its own front door, situated on the desirable Natal Road, conveniently positioned opposite a delightful Italian cafe. The property has a private rear garden that is almost 80 foot in length and due to its end of terrace location, has a gated side entrance. Further accommodation comprises open-plan kitchen/living room with intergraded appliances and bay window, two double bedrooms and modern bathroom. The flat is located within close proximity of both Streatham and Streatham Common stations giving a choice of routes into the city. The hub leisure development and large supermarket are also close by. Video tour available please contact agent

Natal Road

Approximate Gross Internal Area
(Excluding Shed)
63.8 sq m / 687 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. (ID293959)



Energy Performance Certificate

75, Natal Road, LONDON, SW16 6JA
 Dwelling type: Top floor flat
 Date of assessment: 25 June 2020
 Date of certificate: 25 June 2020
 Reference number: 2656-1091-6296-4760-6210
 Type of assessment: RdSAP existing dwelling
 Total floor area: 62 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: **£ 1,497**
 Over 3 years you could save **£ 279**

Estimated energy costs of this home		Potential costs		Potential future savings
	Current costs			
Lighting	£ 174 over 3 years	£ 174 over 3 years		
Heating	£ 1,062 over 3 years	£ 780 over 3 years		You could save £ 279 over 3 years
Hot Water	£ 261 over 3 years	£ 204 over 3 years		
Total	£ 1,497	£ 1,218		

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficiency (see energy costs)	Current	Potential
Per year (kWh/m ²)	115	85
Band	D	C
Score	45	55

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 65). The EPC rating shown here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £300	£ 81
2. Cavity wall insulation	£500 - £1,500	£ 201

To receive advice on practical measures you can take to reduce your energy bills, visit www.energy.gov.uk or call freephone 0800 444020. The 'Green Deal' may enable you to make a your home warmer and cheaper to run.

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.