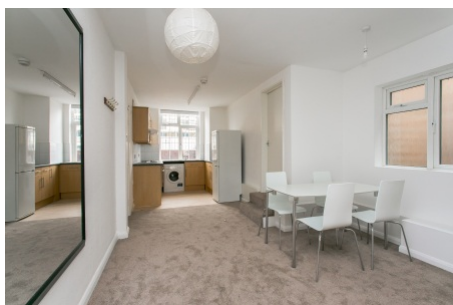
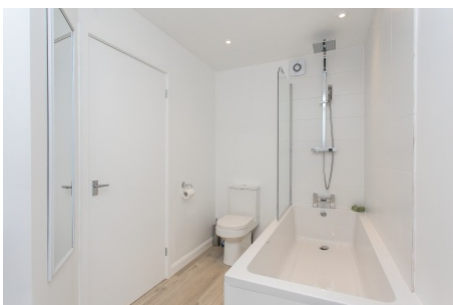


Streatham Hill, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£375,000

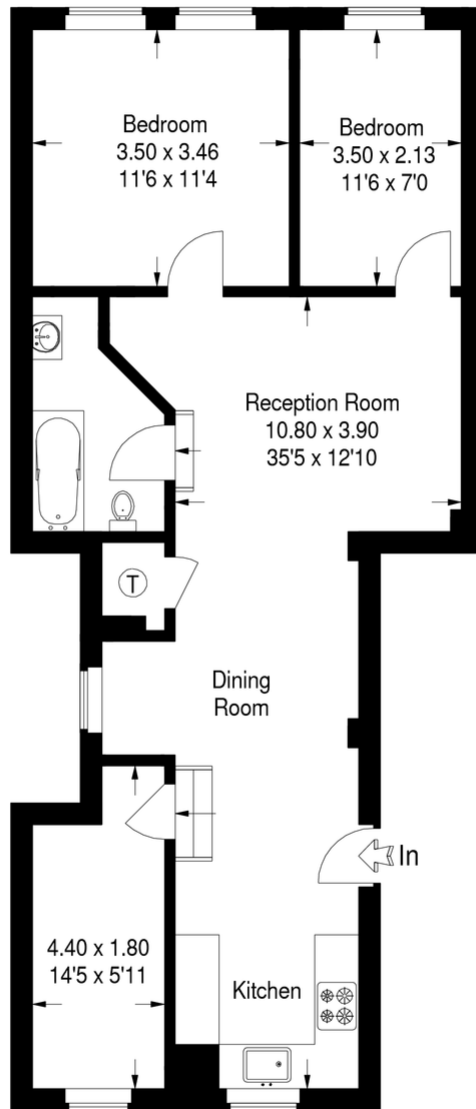
- Three bedrooms
- No ongoing chain



A very spacious, three bedroom flat right on the doorstep of Streatham Hill Station. The flat is neat and tidy and has no onward chain. Streatham Hill Station offers excellent links into the heart of London and the area has a wealth of excellent shops, bars and restaurants.

Streatham Hill

Approximate Gross Internal Area
70.3 sq m / 757 sq ft

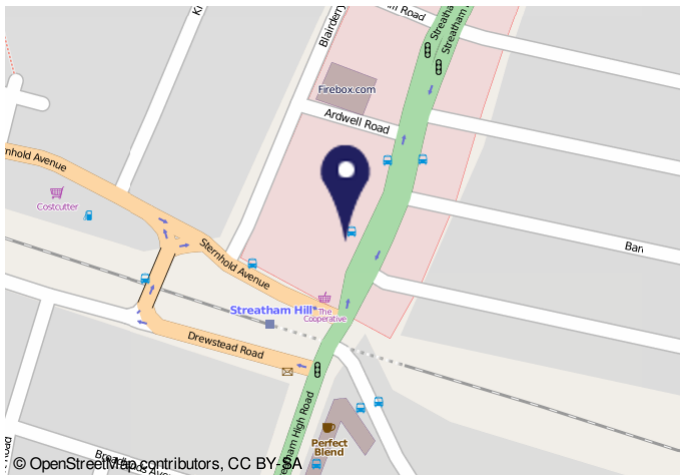


First Floor

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. (ID294811)



Energy Performance Certificate

Flat B, 174 Streatham Hill, LONDON, SW2 4RQ
 Dwelling type: Mid-floor apartment
 Date of assessment: 30 July 2015
 Date of certificate: 03 August 2015

Reference number: 8465-1023-3230-4540-1978
 Type of assessment: RUSAP existing dwelling
 Total floor area: 70 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: £ 3,054
Over 3 years you could save: £ 903

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 174 over 3 years	You could save £ 903 over 3 years
Heating	£ 2,253 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 452 over 3 years	£ 477 over 3 years	
Total	£ 3,154	£ 3,151	

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.

Energy Efficiency Rating

Very energy efficient - low rating costs	Current	Potential
A++ (1-10)	D (59)	B (80)

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	£ 774	
2 Low energy lighting for all fixed outlets	£ 15	£ 54	
3 Heat recovery system by power showers	£ 945 - £225	£ 75	

To find out more about the recommended measures and other actions you could take to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home's energy and comfort to top up the initial 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.