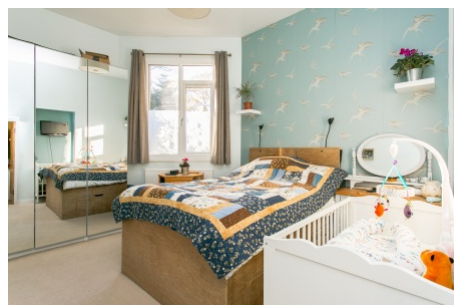


Oakdale Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

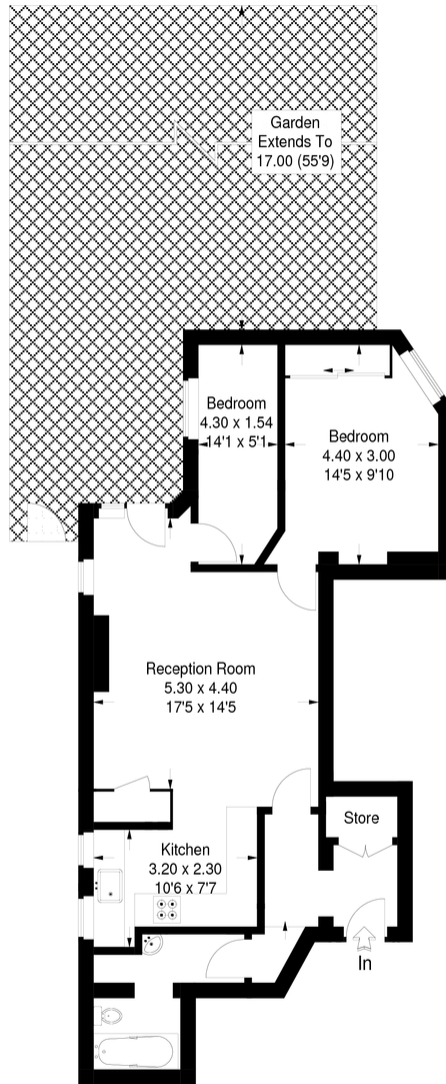
- Two bedroom flat
- Private South-facing garden



A charming two bedroom, ground floor flat in a Victorian conversion with a private South-facing garden. This property is in good condition with generous floor to ceiling height and good storage capacity. The living space is the heart of the flat with dining and seating areas. Oakdale Road is a residential road just off Streatham High Road with all the amenities of bars, cafes, restaurants and shops along with the Streatham Hub area and two large supermarkets. The closest train station is Streatham Main Line Station with direct routes in to London Bridge and the City as well as the bus depot with numerous direct routes in to all areas of central London. The flat is located nearby to the large open space of Streatham Common and The Rookery.

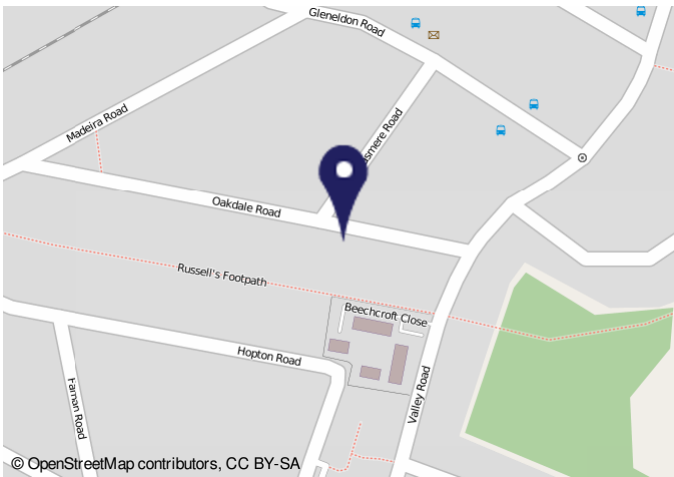
Oakdale Road

Approximate Gross Internal Area
64.2 sq m / 691 sq ft



Ground 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. (ID299772)



Energy Performance Certificate

Flat 2, 31 Oakdale Road, LONDON, SW16 2HU
 Dwelling type: Ground-floor flat
 Date of assessment: 16 April 2013
 Date of certificate: 17 April 2013

Reference number: 0302-2876-7642-8367-7075
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 65 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	Potential costs	Potential future savings
Over 3 years you could save	£ 2,724	£ 1,224	You could save £ 1,224 over 3 years

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 120 over 3 years	
Heating	£ 2,379 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 123 over 3 years	£ 123 over 3 years	
Total	£ 2,724	£ 1,500	

Energy Efficiency Rating

Current: D Potential: C

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).

The EPC rating shows how it is based on standard 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 771	
2 Floor insulation	£300 - £1,200	£ 231	
3 Draught proofing	£80 - £120	£ 26	

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.gov.uk/energy-guidance or call 0300 555 1234 (national toll-free). The Green Deal may enable you to make 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.