

Leigham Vale, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- Two bedroom flat
- Beautifully presented

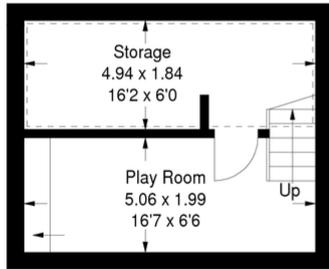


A truly lovely two bedroom flat with a private section of garden, presented beautifully and just a short walk from Streatham Hill Station. The flat has a large master bedroom, second double bedroom and a lovely open-plan kitchen reception room. It also has the added benefit of a snug room in the cellar offering a great cosy alternative reception space. There are 114 years remaining on the lease.

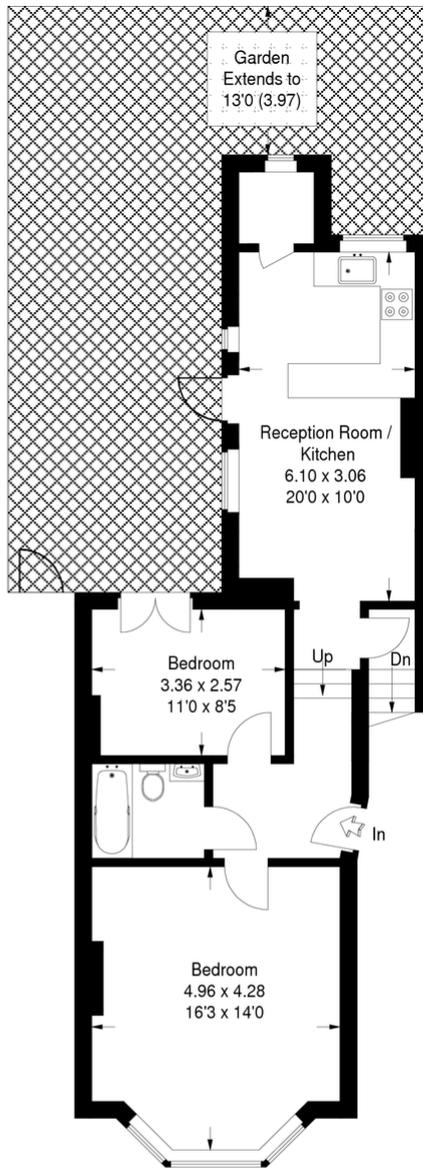
Leigham Vale is well located between Streatham Hill and Tulse Hill with the excellent shops, bars, rail links and restaurants of both areas easily accessible. The brilliant park at Hillside Gardens is also very nearby.

Leigham Vale

Approximate Gross Internal Area
 (Excluding Reduced Headroom / Storage)
 74 sq m / 796 sq ft
 Reduced Headroom / Storage = 9 sq m / 97 sq ft
 Total = 83 sq m / 893 sq ft



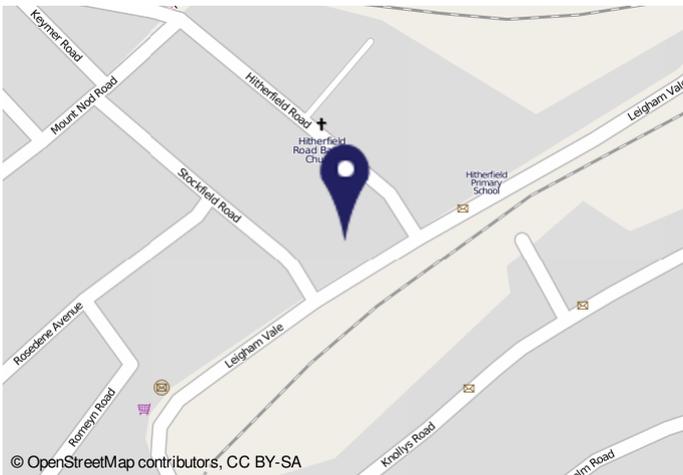
Lower Ground Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0

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. (ID102114)



Energy Performance Certificate

46, Leigham Vale, LONDON, SW16 5JG
 Dwelling type: Ground floor flat
 Date of assessment: 30 April 2014
 Date of certificate: 02 May 2014
 Reference number: 0623-2620-7463-0874-0401
 Type of assessment: RUSAP existing dwelling
 Total floor area: 64 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: £ 2,274
 Over 3 years you could save £ 921

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 108 over 3 years	You could save £ 921 over 3 years
Heating	£ 1,827 over 3 years	£ 986 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Total	£ 2,274	£ 1,339	

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

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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 67	
2 Floor insulation	£800 - £1,200	£ 166	
3 Low energy lighting for all fixed outlets	£40	£ 51	

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.direct.gov.uk/energy or call 0800 123 1234 (local landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front 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.