

Prentis Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£650,000

- Two double bedrooms
- Private garden

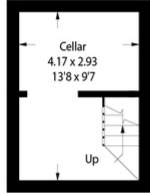


A quite superb two double bedroom garden flat. The accommodation is arranged around a lavish entrance hall and has a wealth of original features. There are two large double bedrooms, eat-in kitchen/breakfast room, cellar and stunning reception room.

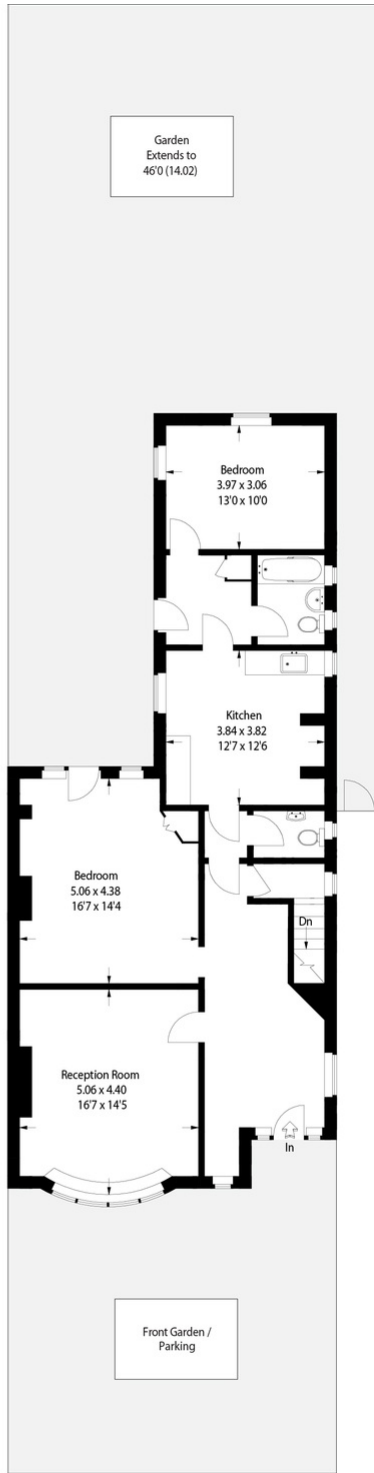
Furthermore there is a parking space and large lawned garden. Located on one of the most desirable roads in the area with shops, bars and restaurants at the top of the road and both Streatham and Streatham Hill stations within easy reach.

Prentis Road

Approximate Gross Internal Area :-
 106 sq m / 1141 sq ft
 Cellar:- 12 sq m / 130 sq ft
 Total :- 118 sq m / 1270 sq ft

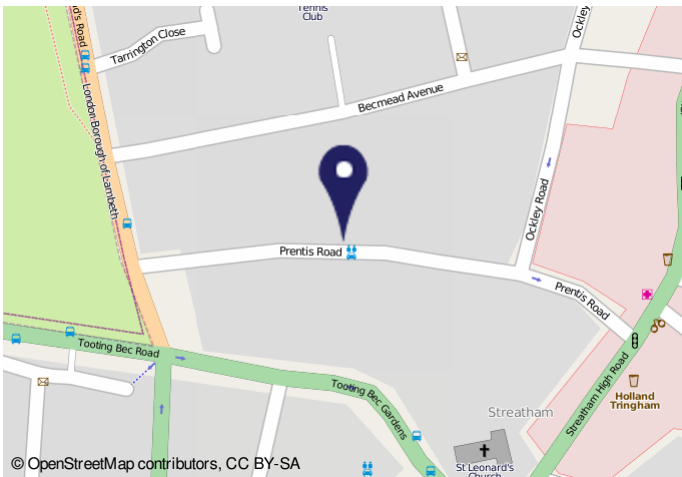


Cellar



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. (ID37086)



Energy Performance Certificate

Flat 1, 26, Prentis Road
 LONDON
 SW16 1GD

Dwelling Type: Ground-floor flat
 Date of Measurement: 10/03/2008
 Date of Certificate: 10/03/2008
 Reference Number: 0342-2008-6473-0508-2005
 Total Floor Area: 100 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	380 kWh/m ² per year	337 kWh/m ² per year
Carbon dioxide emissions	8.8 tonnes per year	6.7 tonnes per year
Lighting	£98 per year	£12 per year
Heating	£714 per year	£652 per year
Hot water	£92 per year	£73 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety charges. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to use this certificate to help you make decisions on how to improve your home energy efficient, call 0800 912 012 or visit www.energy.gov.uk

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.