

Pinfold Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£600,000

- Three double bedrooms
- Large private garden

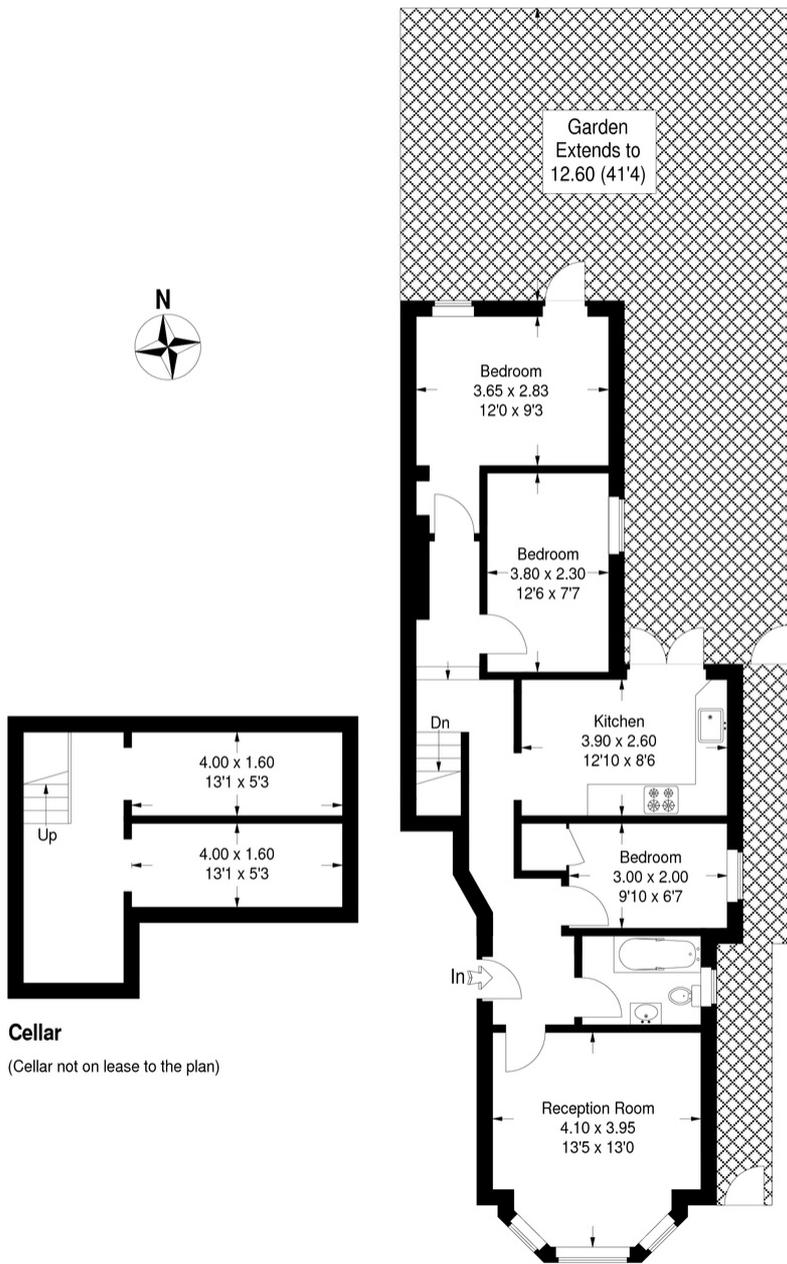


A beautiful three double bedroom ground floor garden flat. The accommodation is in excellent decorative order with high ceilings and many original features and lovely large private garden. At the bottom of the road is Streatham High Road with a host of shops, bars and restaurants as well as bus routes into the city. Both Streatham and Streatham Hill stations are only a short walk away giving a choice of routes into the city. The flat is available with no ongoing chain.

The flat has the sole access and use of the basement but it is not demised as ownership on the lease.

Pinfold Road

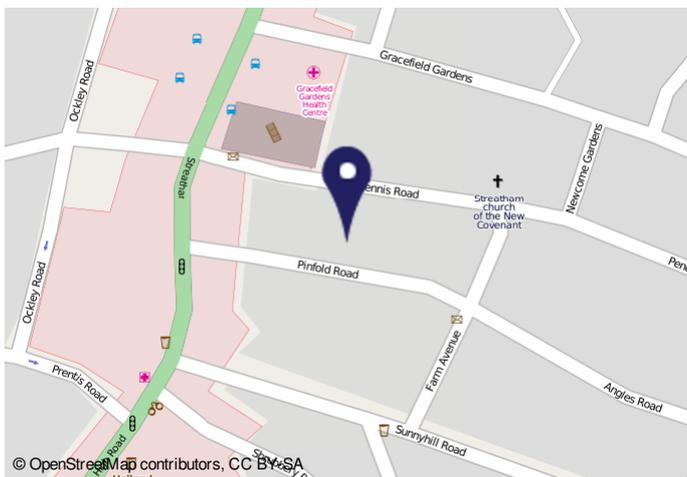
Approximate Gross Internal Area
 Cellar = 23.0 sq m / 247 sq ft
 Ground Floor = 74.1 sq m / 798 sq ft
 Total = 97.1 sq m / 1045 sq ft



Cellar
 (Cellar not on lease to the plan)

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. (ID310084)



Energy Performance Certificate

Plot 1, 20 Pinfold Road, LONDON SW16 2RN

Dwelling type: Ground floor flat
 Date of assessment: 24 January 2012
 Date of certificate: 25 January 2012
 Reference number: 0104-2012-0025-1045
 Type of assessment: EPCAP - existing dwelling
 Total floor area: 74 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.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	319 kWh/m ² per year	202 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	4.2 tonnes per year
Lighting	£72 per year	£42 per year
Heating	£770 per year	£717 per year
Hot water	£83 per year	£80 per year

You could save up to £73 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety operations. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a simple and easy way to ensure the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.