

## Wavertree Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**£399,999**

- Two double bedrooms
- Newly refurbished

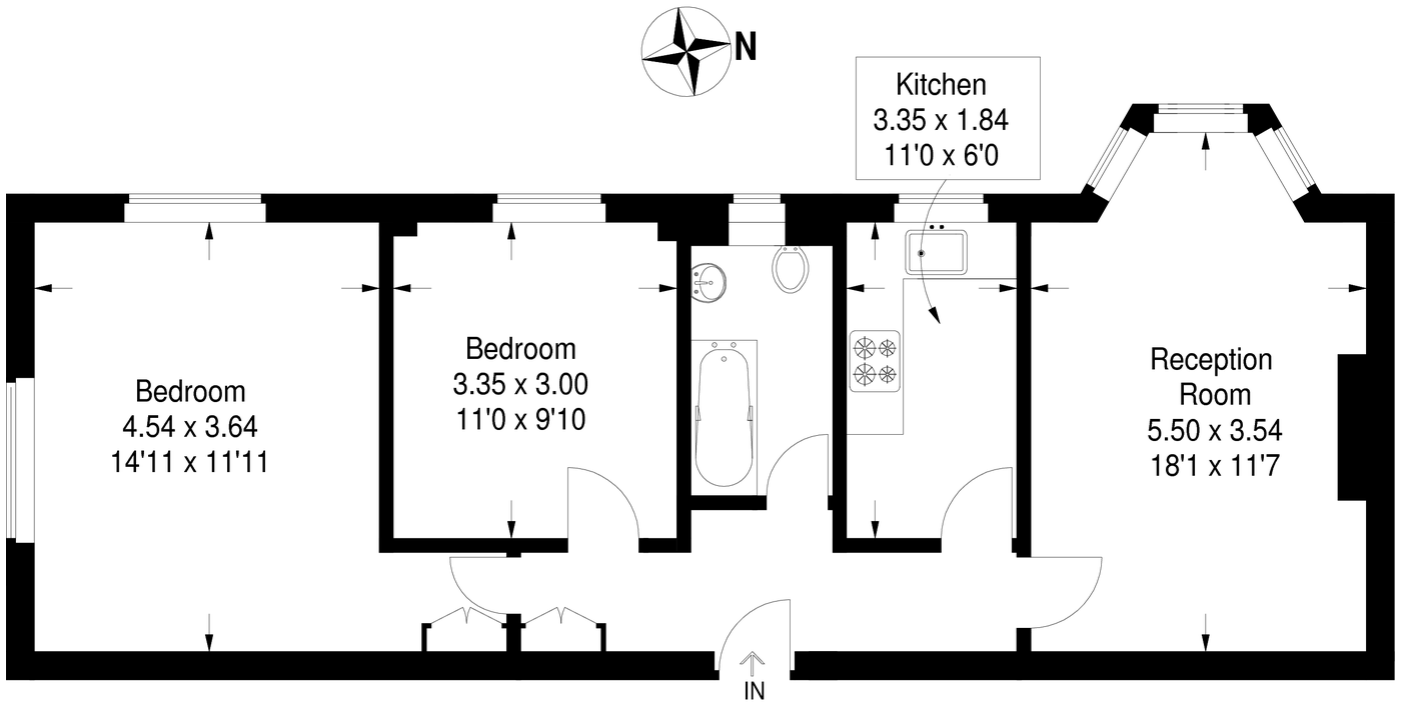


A lovely and brand newly refurbished two double bedroom apartment in this extremely popular building on Streatham Hill. The flat which enjoys a corner plot and offers dual aspect windows in the large, bright reception is brilliantly presented with all new appliances in the contemporary kitchen. The flat also maintains some of the art-deco features of the period such as original door handles and fixings and charming radiators.

The exterior of the building is currently undergoing a major overhaul which has already been paid for by the current owner and for which the new owner will benefit. Corner Fields is a short walk from Streatham Hill Station and its excellent array of shops, bars and restaurants and offers easy access to the vibrant Brixton area with the Victoria Line Tube station.

# Corner Fielde

Approximate Gross Internal Area  
65.9 sq m / 709 sq ft

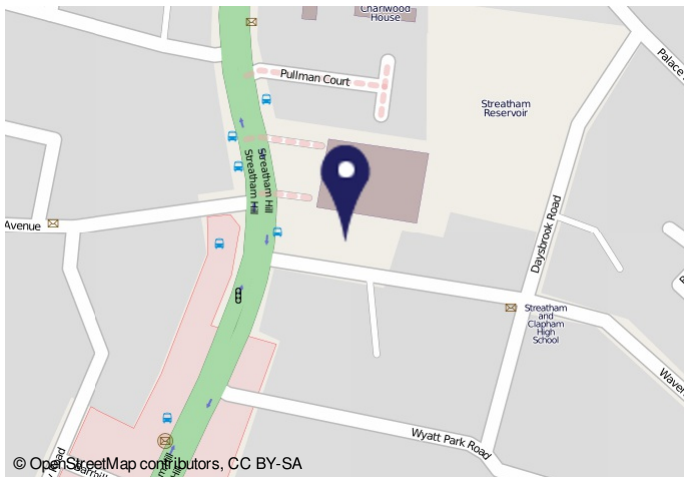


## First Floor

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. (ID310085)



**Energy Performance Certificate** HM Government

16, Corner Fielde, Streatham Hill, LONDON, SW2 4TH

Dwelling type: Mid-floor flat  
Date of assessment: 01 February 2017  
Date of certificate: 04 February 2017

Reference number: 0358-0095-7202-4093-8944  
Type of assessment: RdSAP existing dwelling  
Total floor area: 65 m<sup>2</sup>

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	£ 1,878	
Potential costs	£ 499	
Over 3 years you could save	£ 879	You could save £ 879 over 3 years

Estimated energy costs of this home		Potential future savings
Lighting	£ 252 over 3 years	£ 141 over 3 years
Heating	£ 1,263 over 3 years	£ 456 over 3 years
Hot Water	£ 363 over 3 years	£ 303 over 3 years
<b>Total</b>	<b>£ 1,878</b>	<b>£ 899</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

This 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	£ 537	
2 Draught proofing	£80 - £120	£ 18	
3 Low energy lighting for all fixed outlets	£25	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and actions you could take today to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0300 123 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.