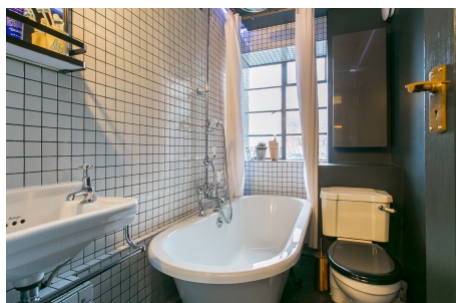


Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£425,000

- Two double bedrooms
- Separate kitchen

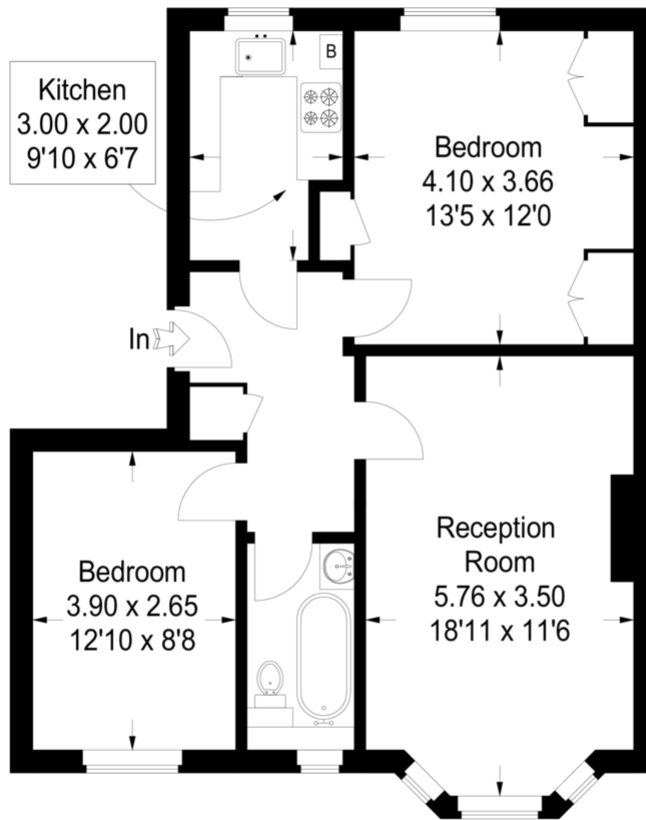


A stunning first floor, two double bedroom flat in one of Streatham's most popular buildings. The property has a separate kitchen to reception, with built in cupboards for storage. The flat has been lovingly decorated and still boasts many original features such as stripped wood floors and working fireplace.

The flat is situated just off from Streatham High Road giving almost immediate access to the high street and all its amenities. Streatham Hill Station offers direct links in to London Bridge, Victoria and Clapham Junction and there are numerous bus routes with direct access to Brixton (Victoria Line), Clapham and Central London.

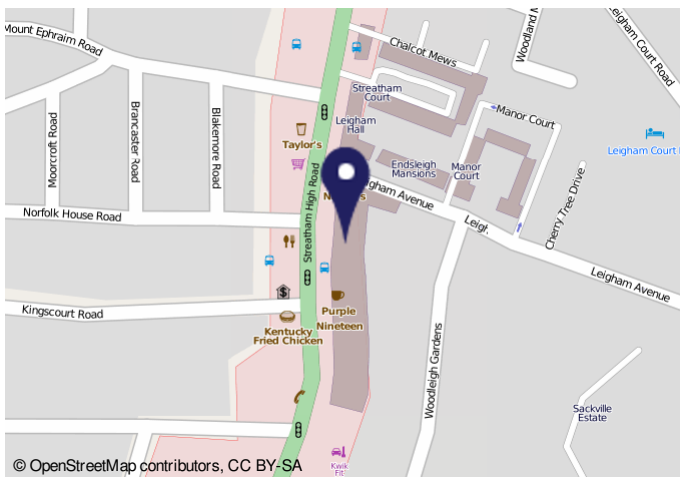
The High

Approximate Gross Internal Area
63.8 sq m / 687 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. (ID312655)



Energy Performance Certificate

Flat 1, The High, Streatham High Road
LONDON
SW15 1HE

Dwelling type: Mid-floor flat
Date of assessment: 21 October 2009
Date of certificate: 21 October 2009
Reference number: 2789-4999-6209-5228-0064
Total floor area: 62 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
England & Wales		England & Wales		England & Wales	
This 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.		This environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.			
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home					
Energy use	348 kWh/m ² per year	294 kWh/m ² per year	Carbon dioxide emissions	3.8 tonnes per year	3.0 tonnes per year
Lighting	£51 per year	£39 per year	Heating	£513 per year	£440 per year
Hot water	£52 per year	£35 per year	Hot water	£52 per year	£35 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 in 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.

This address and energy rating of the dwelling in this EPC may be given to EPC to provide information on how much it will cost to provide lighting, heating and hot water in this home. For advice on how to use this information to reduce energy consumption and improve energy efficiency, visit www.energy.gov.uk or call 0800 912 012.

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.