

Leithcote Gardens, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£695,000

- Three bedrooms
- Excellent transport links



A lovely three bed, mid terrace family home which would benefit from refurbishment. The property is situated on a quiet residential road just off from Streatham High Road with its array of local amenities. Direct transport links into London are excellent.

The area also boasts two excellent schools both rated outstanding by Ofsted.

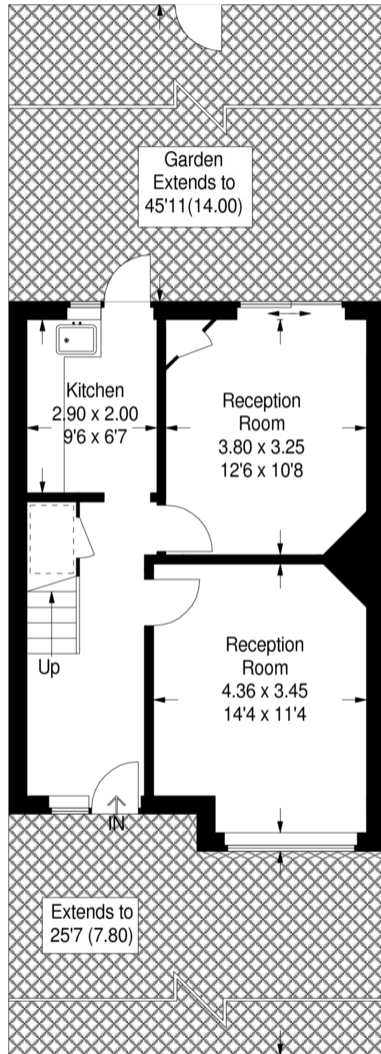
Leithcote Gardens

Approximate Gross Internal Area (Excluding Reduced Headroom)

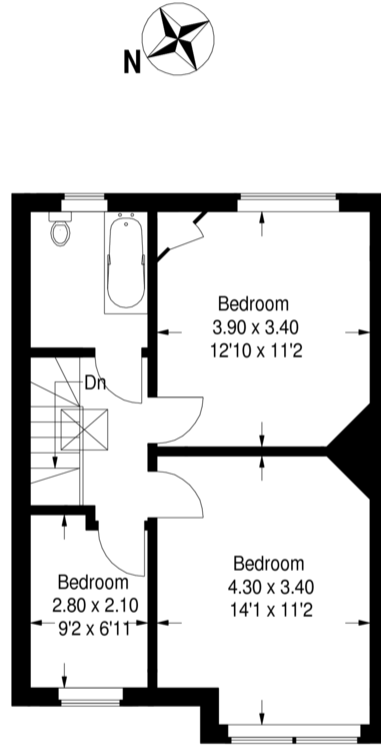
87.5 sq m / 942 sq ft

Reduced Headroom = 0.8 sq m / 8 sq ft

Total = 88.3 sq m / 950 sq ft



Ground Floor



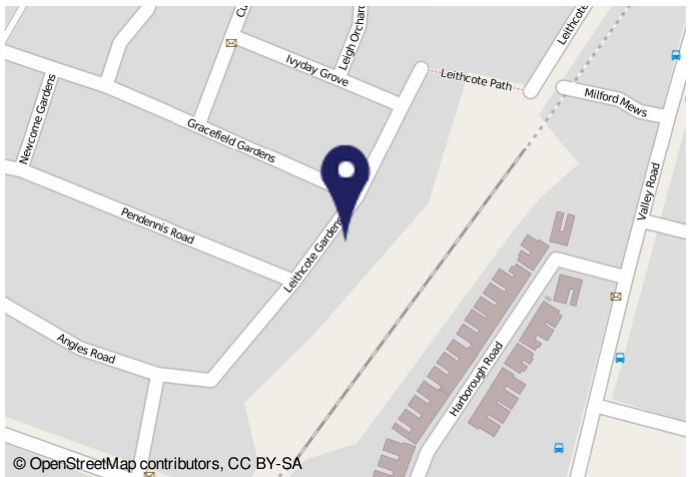
First Floor

= 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. (ID312967)



Energy Performance Certificate HM Government

96, Leithcote Gardens, LONDON, SW16 2UY
 Dwelling type: Mid-terrace house
 Date of assessment: 20 February 2017
 Date of certificate: 21 February 2017

Reference number: 2906-1007-7262-6703-1910
 Type of assessment: RdSAP existing dwelling
 Total floor area: 91 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: £ 4,092
Over 3 years you could save: £ 1,971

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 280 over 3 years	£ 177 over 3 years	You could save £ 1,971 over 3 years
Heating	£ 3,465 over 3 years	£ 1,791 over 3 years	
Hot Water	£ 312 over 3 years	£ 243 over 3 years	
Total	£ 4,062	£ 2,211	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. This includes energy used for running appliances like TVs, computers and cookers, and 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 recommended measures 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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 726	
2 Floor insulation (unheated floor)	£800 - £1,200	£ 117	
3 Low energy lighting for all fixed outlets	£30	£ 54	

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.energy.gov.uk/energy-efficiency or call 0800 123 1234 (national landline only). The Green Deal may enable you to make your home warmer and cheaper to run.

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.