

## Benhurst Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£349,950**

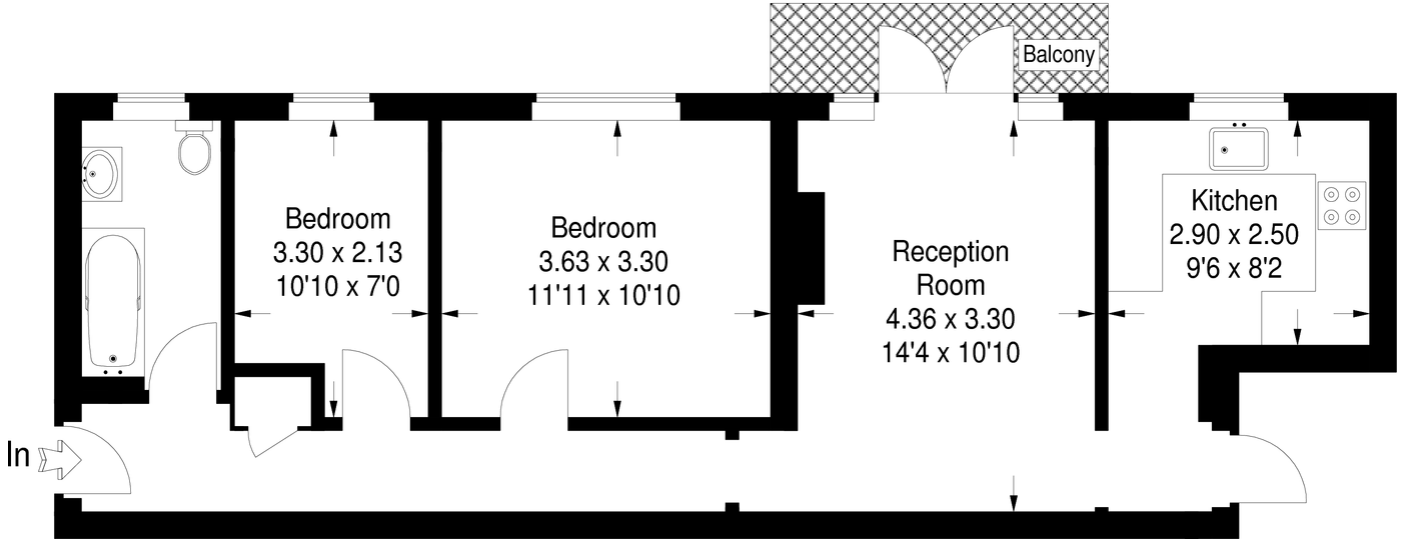
- Service fee paid for next two years
- Two bedroom flat



A beautifully presented two bedroom flat in this well maintained building overlooking Streatham Common. The seller has offered to pay the service charge for the first two years. There are two overground rail stations offering differing routes into the centre easily accessible and a host of shops, bars and restaurants on the high road. There is no onward chain with this property.

# Benhurst Court

Approximate Gross Internal Area  
59.6 sq m / 642 sq ft

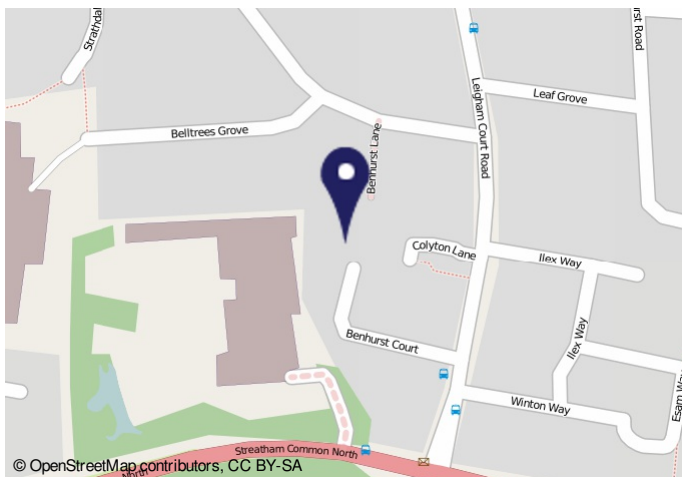


## First Floor

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. (ID312964)



**Energy Performance Certificate**

Flat 65 Benhurst Court, Leigham Court Road, LONDON, SW16 2DW  
 Dwelling type: Mid-floor flat Reference number: 0291-2854-0041-9624-6861  
 Date of assessment: 24 April 2014 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 25 April 2014 Total floor area: 57 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	£ 1,963	
Over 3 years you could save	£ 515	

Estimated energy costs of this home			Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	You could save £ 515 over 3 years
Heating	£ 1,119 over 3 years	£ 606 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Total</b>	<b>£ 1,563</b>	<b>£ 650</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 includes energy use 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 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.

Current	Potential
45	65

**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	£ 515	Available

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 521 524 (national landline). The Green Deal only applies if you 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.