

## Greyhound Lane, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£550,000**

- Two bedrooms
- Private garden

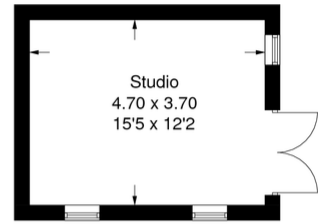


A truly magnificent two bedroom garden flat, with off-street parking and a wonderful garden studio complete with power and insulation. The property is excellently presented throughout with two well sized bedrooms, one with en-suite shower room, and contemporary family bathroom. To the rear is a stunning kitchen, living room and diner, extended into the side-return offering a huge, bright reception space that opens out to the mainly lawned and very large private garden.

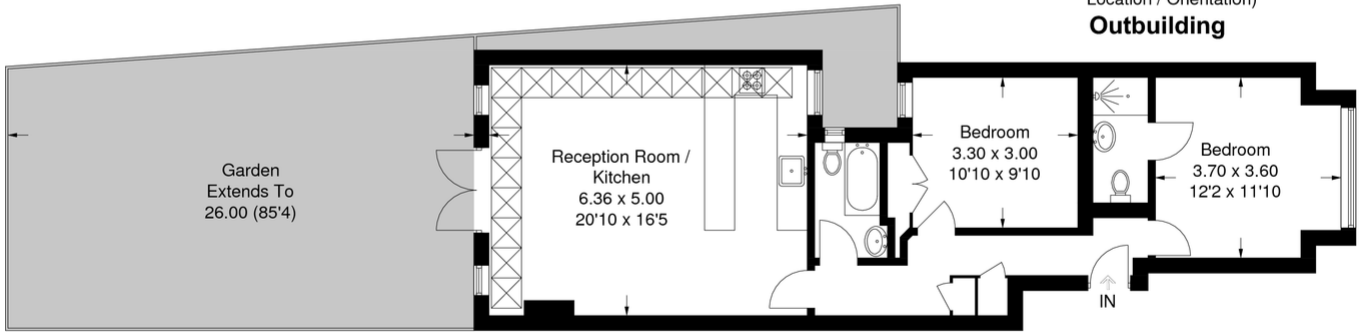
Greyhound Lane is just moments from Streatham Common Station with excellent links into the city, and is also a short walk from the excellent wide-open space of Streatham Common itself.

# Greyhound Lane

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft  
 Outbuilding = 17.6 sq m / 189 sq ft  
 Total = 89.9 sq m / 967 sq ft



(Not Shown In Actual Location / Orientation)  
**Outbuilding**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID315913)



**Energy Performance Certificate** HM Government

81a Greyhound Lane, LONDON, SW16 5NW  
 Dwelling type: Ground floor flat  
 Date of assessment: 13 May 2016  
 Date of certificate: 16 May 2016  
 Reference number: 9778-0019-7225-4246-6974  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 70 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:		£ 1,671
Over 3 years you could save		£ 321

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 150 over 3 years	£ 150 over 3 years
Heating	£ 1,170 over 3 years	£ 884 over 3 years
Hot Water	£ 351 over 3 years	£ 306 over 3 years
<b>Total</b>	<b>£ 1,671</b>	<b>£ 1,339</b>

**Energy Efficiency Rating**

Current: G Potential: C

**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	£ 138	Yes
2 Floor insulation (suspended floor)	£200 - £1,200	£ 63	Yes
3 Radiator boiler with new condensing boiler	£2,200 - £3,000	£ 100	Yes

**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.