

Copley Park, Streatham SW16

Tenure: Freehold Borough: Lambeth

£1,495,000

- Five bedroom house
- Large garden



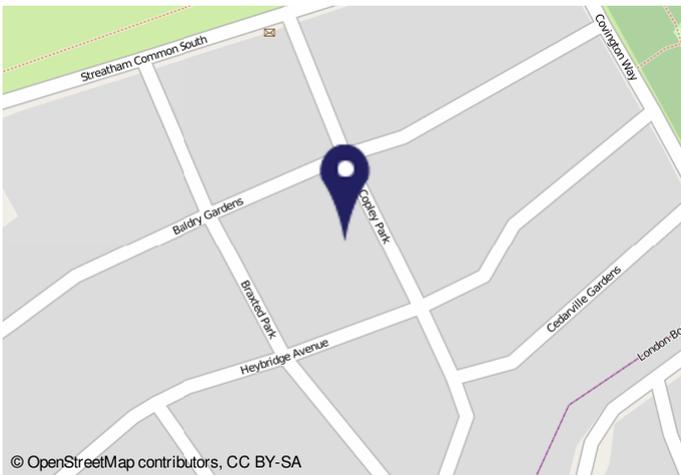
This is a wonderful four bedroom family house in one of the premier roads within the area. Due to its corner position, the house and garden are wider than most and have the benefit of windows on the side elevation, giving lots of extra light to the fabulous reception hall and elegant staircase. The house retains many wonderful original features and has real charm and character. There are two large reception rooms, kitchen and utility room on an interconnected ground floor ideal for family living. The large rear garden has a hard standing, large lawn and off street parking, and the front garden has further off street parking with neatly kept ornamental plants. Copley Park is directly next to the South of the Common and close to supermarkets, the leisure centre and three stations. It is perfect place for a family home.

Copley Park

Approximate Gross Internal Area = 232.1 sq m / 2498 sq ft
 Reduced Headroom & Eaves = 37.6 sq m / 405 sq ft
 Total = 269.7 sq m / 2903 sq ft



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. (ID318496)



Energy Performance Certificate

11, Copley Park
LONDON
SW16 3DD

Dwelling type: Detached house
Date of assessment: 27 April 2015
Date of certificate: 29 April 2015
Reference number: 0914 2022 6646 0320 8805
Type of assessment: RUSAP, existing dwelling
Total floor area: 232 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	500 kWh/m ² per year	448 kWh/m ² per year
Carbon dioxide emissions	22 tonnes per year	19 tonnes per year
Lighting	£272 per year	£198 per year
Heating	£317 per year	£308 per year
Hot water	£217 per year	£180 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations need only be given by the Energy Search Tools to provide you with information on improving your dwelling's energy performance.

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.