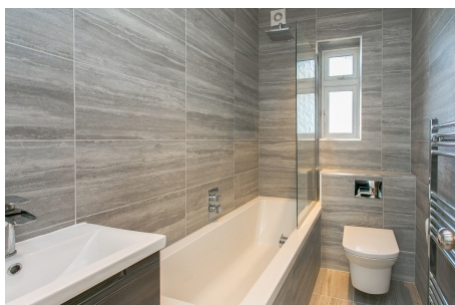


Mount Ephraim Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

- Large two bedroom flat
- Communal garden

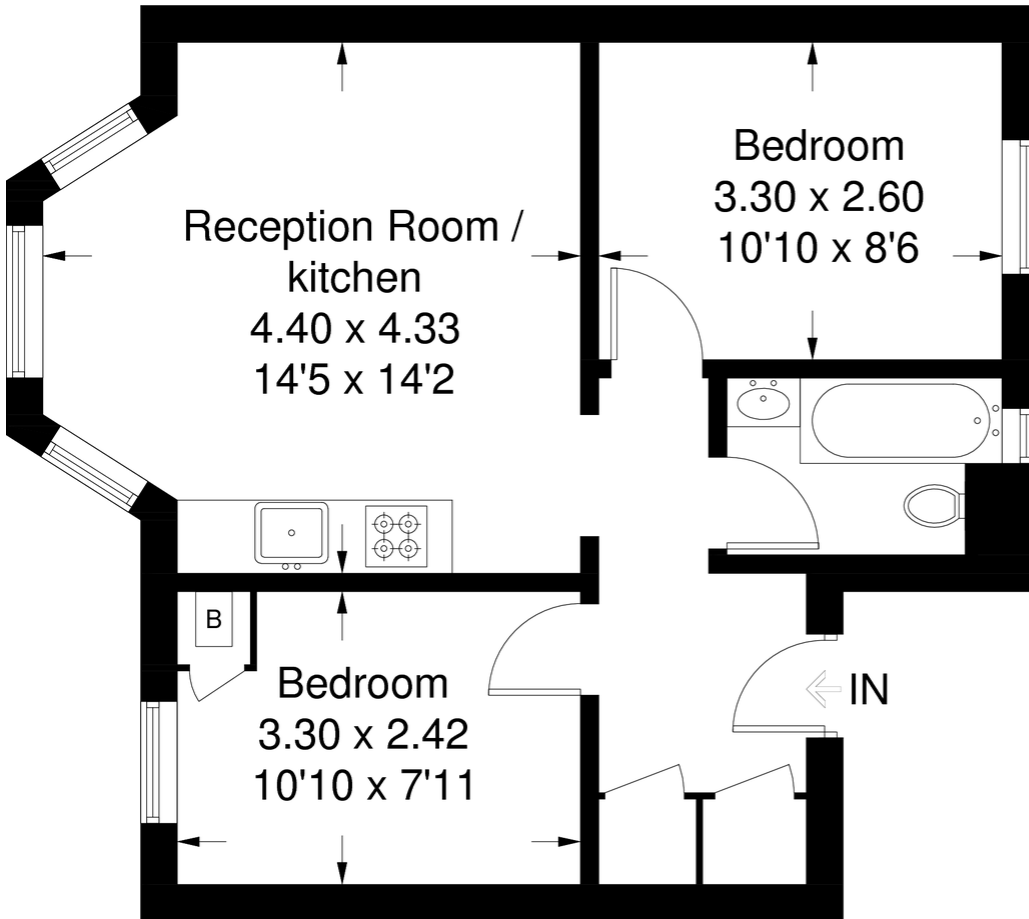


A lovely two bedroom flat with a communal garden, in this handsome period building. The flat has been beautifully modernised and offers a large, bright, open plan space for kitchen, dining and living with feature bay window.

The two bedrooms are of similar sizes, and the flat is on one of the most sought-after roads in the area. Streatham Hill Station is a short walk away along with the excellent array of shops, bars and restaurants.

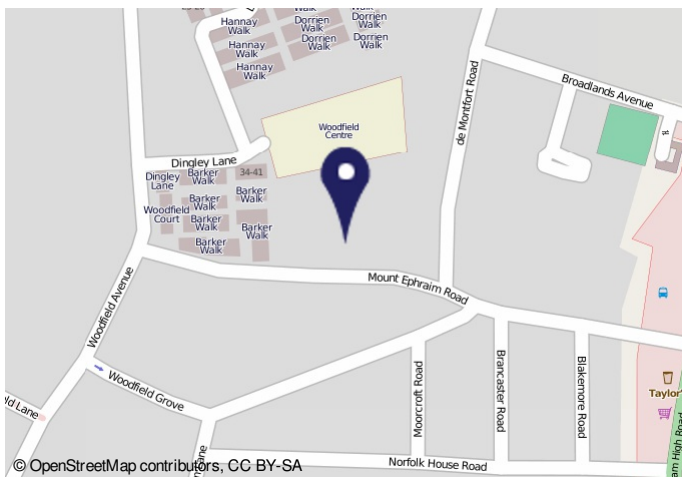
Mount Ephraim Road

Approximate Gross Internal Area = 45.1 sq m / 485 sq ft



Second 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. (ID318042)



Energy Performance Certificate HM Government

Flat 7 William May Court, 28, Mount Ephraim Road, LONDON, SW16 1LW
 Dwelling type: Top-floor flat Reference number: 8076-6127-0030-9790-9992
 Date of assessment: 10 March 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 March 2016 Total floor area: 45 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: £ 2,211
Over 3 years you could save: £ 651

| Estimated energy costs of this home | | Potential future savings | |
|-------------------------------------|----------------------|--------------------------|--------------------|
| Current costs | Potential costs | Current costs | Potential costs |
| Lighting | £ 99 over 3 years | £ 99 over 3 years | £ 99 over 3 years |
| Heating | £ 1,830 over 3 years | £ 1,275 over 3 years | £ 555 over 3 years |
| Hot Water | £ 282 over 3 years | £ 186 over 3 years | £ 96 over 3 years |
| Total | £ 2,211 | £ 1,560 | £ 651 |

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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.

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 | £ 367 | Yes |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 258 | Yes |
| 3 Plug gap behind radiator in conjunction with boiler | £800 - £900 | £ 60 | Yes |

To find out more about the recommended measures and other actions you could take being to save money, visit www.gov.uk/energy-grants-qualifier or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.