

Lewin Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

- Two double bedrooms
- Large reception



A fabulous conversion flat arranged over the first floor of this beautifully cared for period house. The grandeur of the building gives a wonderfully spacious apartment, with two big double bedrooms, one with en-suite bathroom, family bathroom and then huge reception with a feature fireplace and large South-facing windows.

To the rear of the reception is the smart kitchen. Lewin Road is a highly sought after street, one of few locations in Streatham with access to both the Thameslink line route to the City (Streatham Station) and easy access to the West End (Streatham Common Station). The wide-open spaces of Streatham Common are at the top of the street along with the excellent shops, bars and restaurants of the high road. The property is available with no onward chain.

Lewin Road

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

Reduced Headroom = 1.4 sq m / 15 sq ft

Total = 74.7 sq m / 804 sq ft

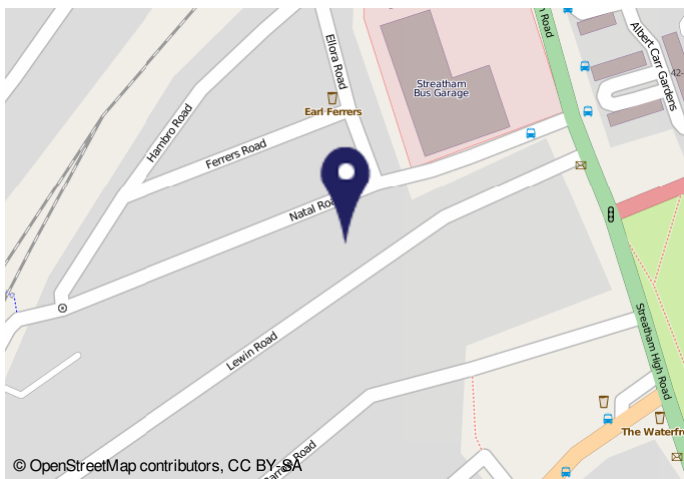


= Reduced headroom below 1.5m / 5'0



First 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. (ID320663)



Energy Performance Certificate HM Government

Flat 3, 38 Lewin Road, LONDON, SW16 6JR
 Dwelling type: Mid-floor flat
 Date of assessment: 13 February 2013
 Date of certificate: 14 February 2013
 Reference number: 9676-1030-7202-0301-1970
 Type of assessment: RdSAP existing dwelling
 Total floor area: 73 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,845
Over 3 years you could save: £ 768

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 210 over 3 years	£ 132 over 3 years	£ 78 over 3 years
Heating	£ 1,386 over 3 years	£ 656 over 3 years	£ 730 over 3 years
Hot Water	£ 249 over 3 years	£ 205 over 3 years	£ 44 over 3 years
Total	£ 1,845	£ 993	£ 852

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

This energy efficient: lower rating rate
 A
 B
 C
 D
 E
 F
 G
 H
 I
 J
 K
 L
 M
 N
 O
 P
 Q
 R
 S
 T
 U
 V
 W
 X
 Y
 Z

Current: G
 Potential: D

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	£ 516	Yes
2 Draught proofing	£80 - £120	£ 50	Yes
3 Low energy lighting for all fixed outlets	£25	£ 39	Yes

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and the actions you could take today to save money visit www.gov.uk/energy-guidance or call 0300 123 1234 (national toll-free). 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.