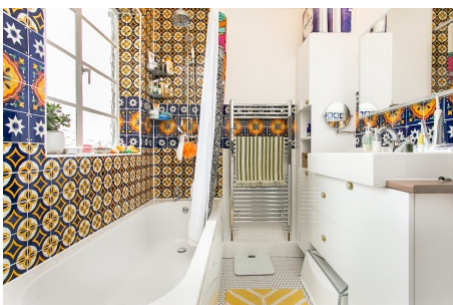


The High, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

- Two bedroom, two reception
- Recently refurbished

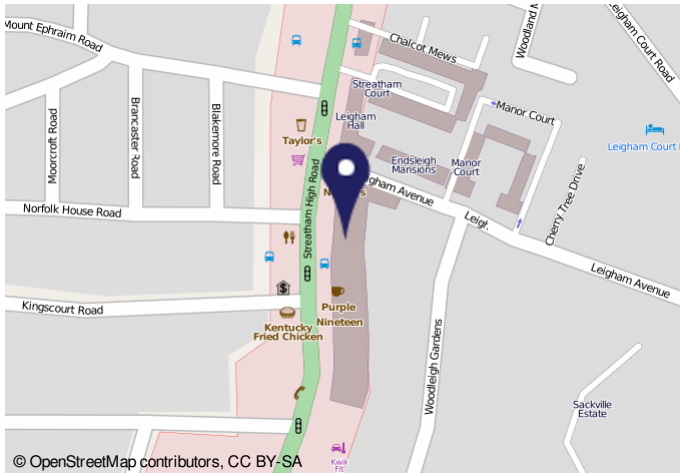
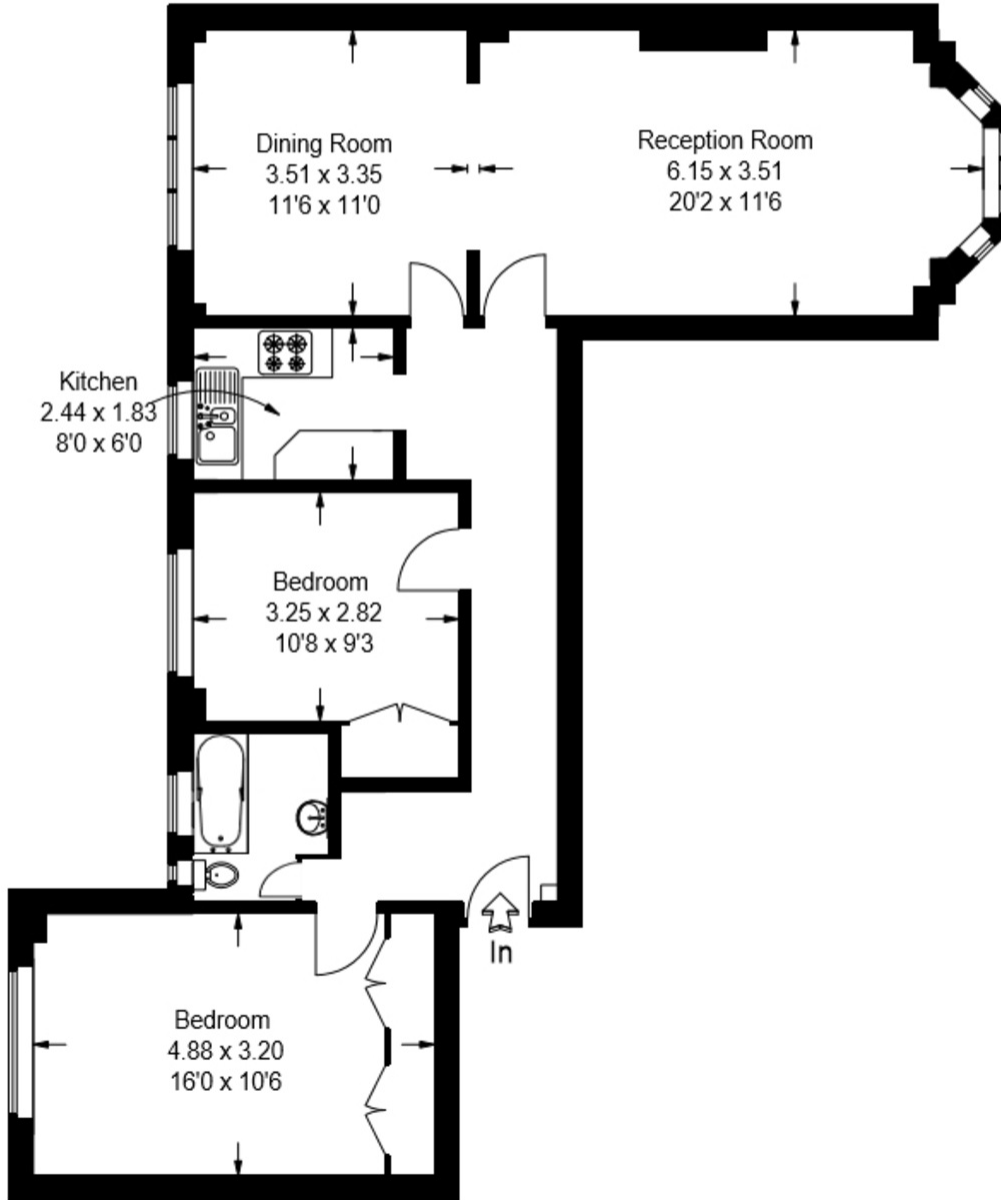


A wonderfully charming 2-3 bedroom apartment on the third floor of this excellently managed art-deco block on Streatham High Road. The property has been recently refurbished in a refreshingly bright and colourful style, whilst maintaining many of the flats period features, including lovely wooden floors and fireplaces. It is extremely spacious with a particularly large double reception/dining room (that could form the third bedroom) and huge master bedroom.

The High is perfectly located with easy access to the excellent rail links of Streatham Hill, numerous bus routes to the City and surrounding areas and is on the doorstep of Streatham Hill's excellent array of shops bars and restaurants.

The High

Approximate Gross Internal Area
80 sq m / 861 sq ft



Energy Performance Certificate HM Government

Flat 131 The High, Stratham High Road, LONDON, SW16 1HA

Dwelling type: Mid-floor flat Reference number: 6415-2856-7687-6907-1351
 Date of assessment: 01 November 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 04 November 2013 Total floor area: 80 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:

| | |
|-----------------------------|---------|
| Current costs | £ 2,280 |
| Over 3 years you could save | £ 1,026 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|--------------|----------------------|--------------------|--|
| Lighting | £ 163 over 3 years | £ 166 over 3 years | |
| Heating | £ 1,788 over 3 years | £ 792 over 3 years | |
| Hot Water | £ 329 over 3 years | £ 274 over 3 years | |
| Total | £ 2,280 | £ 1,232 | You could save £ 1,026 over 3 years |

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 heating 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 shown here 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 | £ 720 | |
| 2 Draught proofing | £50 - £120 | £ 58 | |
| 3 Replace boiler with new condensing boiler | £2,200 - £2,000 | £ 117 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 1244 (landline) or 0800 553 1244 (mobile). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.