

Barcombe Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £450,000

- Stunning ground floor flat
- No ongoing chain

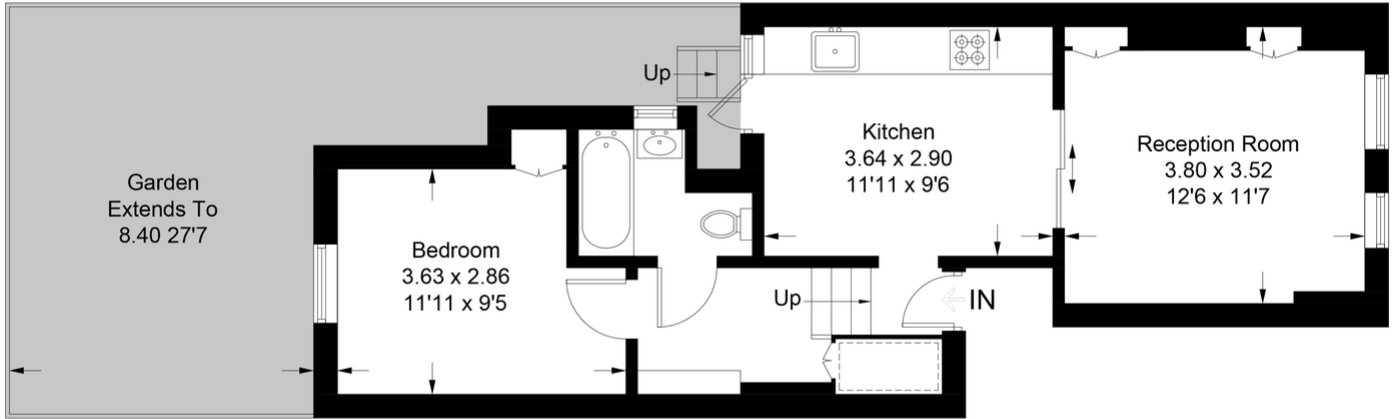


A stunning ground floor one bed flat in one of the red brick period conversions on the ABC roads. The property is in excellent decorative order with separate reception to kitchen. There is direct access on to a private South-facing garden. There is also a clever work-space built-in to the hallway including fitted cupboards. Barcombe Avenue is situated in close proximity to Streatham Hill Station allowing direct routes to Victoria, Clapham Junction and London Bridge.

There are numerous bus routes to central London as well at Brixton where there is also the Victoria tube line. On the high street, there are an excellent choice of bars, restaurants and shops. There is also a park with tennis courts at the opposite end of Barcombe Avenue, on Hillside Gardens. There is no onward chain with

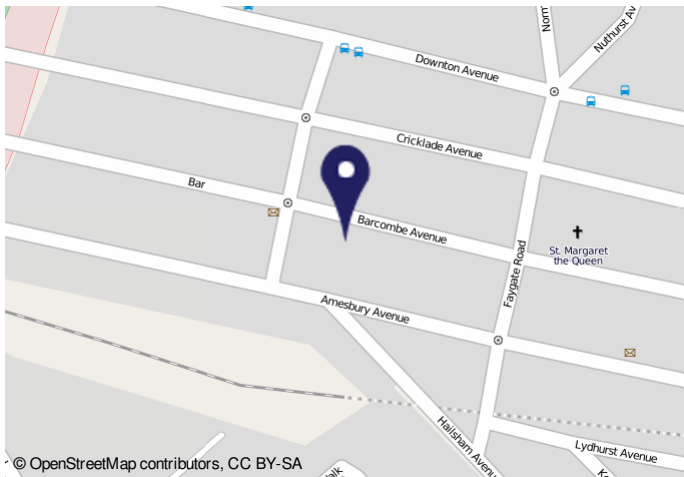
Barcombe Avenue

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft
 Reduced Headroom = 0.9 sq m / 10 sq ft
 Total = 44.6 sq m / 480 sq ft



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. (ID321137)



Energy Performance Certificate HM Government

Flat 1, 92 Barcombe Avenue, LONDON, SW2 3BA
 Dwelling type: Ground floor flat
 Date of assessment: 27 June 2013
 Date of certificate: 28 June 2013
 Reference number: 8077-7626-1650-3043-1922
 Type of assessment: RdSAP existing dwelling
 Total floor area: 44 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:		£ 2,298
Over 3 years you could save		£ 1,041

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 114 over 3 years	£ 81 over 3 years
Heating	£ 1,857 over 3 years	£ 888 over 3 years
Hot Water	£ 237 over 3 years	£ 198 over 3 years
Total	£ 2,208	£ 1,167

Energy Efficiency Rating

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

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	£ 474	Yes
2 Floor insulation	£300 - £1,200	£ 159	Yes
3 Draught proofing	£80 - £120	£ 49	Yes

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 today to save money, visit www.gov.uk/energy-guidance or call 0800 521 524 (national landline). 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.