

## Mortimer Close, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£1,150,000**

- Six bedroom house
- Five bathrooms/shower rooms

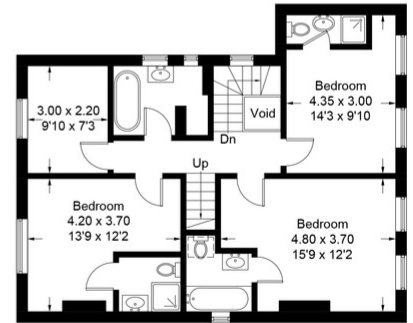
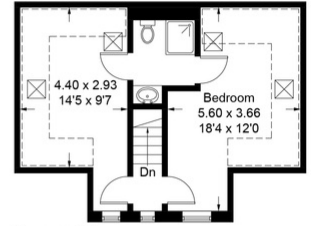
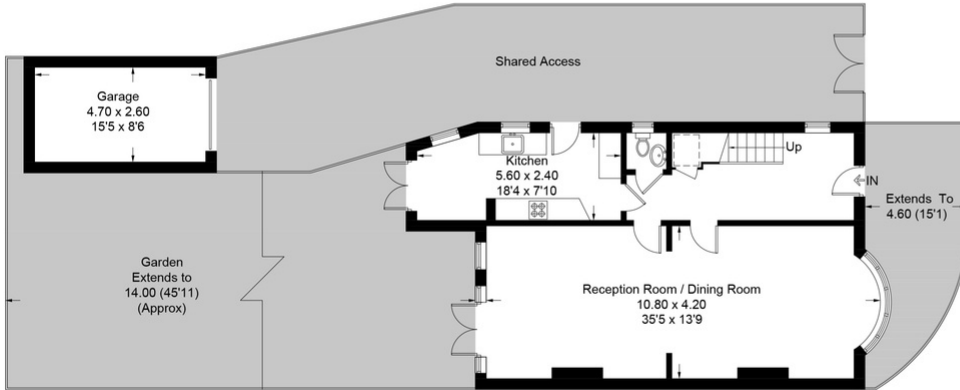


A marvellous six bedroom, five bathroom/shower room house in a quiet residential cul-de-sac moments from Tooting Bec Common. This brilliant, link-detached (detached on one side and linked by one first-floor bedroom on the other) is arranged over three floors, comes with a garage to the rear and a private garden.

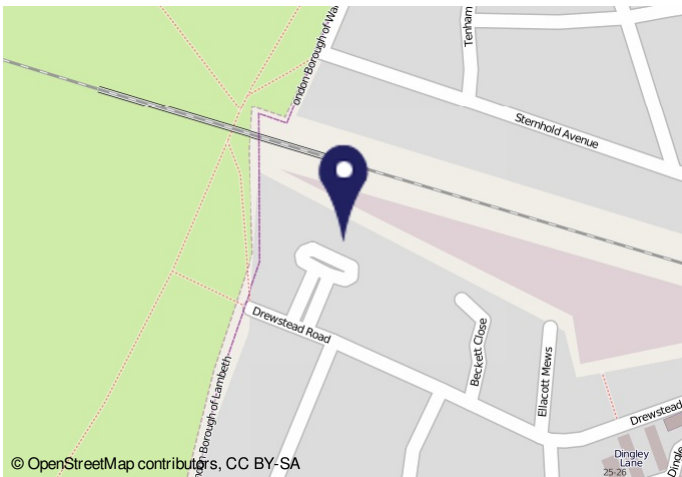
On the ground floor is a spacious and bright double reception room, cloakroom and kitchen. The house is well presented throughout and would make an excellent family home in a lovely quiet neighbourhood. Nearby you have excellent local schools, the wide-open space of Tooting Bec Common, the overground rail links of Streatham Hill or Tube links of Balham, and the wonderful array of shops, bars and restaurants of both areas.

# Mortimer Close

Approximate Gross Internal Area (Excluding Void) = 170.2 sq m / 1832 sq ft  
 Reduced Headroom = 13.8 sq m / 149 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 196.4 sq m / 2114 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. (ID321138)



### Energy Performance Certificate

4, Mortimer Close  
LONDON  
SW16 1AQ

Dwelling type: End-terrace house  
Date of assessment: 01-Dec-2010  
Date of certificate: 23-Sep-2010  
Reference number: EPC04621200449748902  
Type of assessment: RUSAP - existing dwelling  
Total floor area: 183 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	76	79

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	76	78

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	158 kWh/m <sup>2</sup> per year	132 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.1 tonnes per year	4.2 tonnes per year
Lighting	£127 per year	£106 per year
Heating	£683 per year	£597 per year
Hot water	£180 per year	£150 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 temperature, 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 impact 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with alternative measures for saving energy.

**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.