

Telford Avenue, Streatham SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

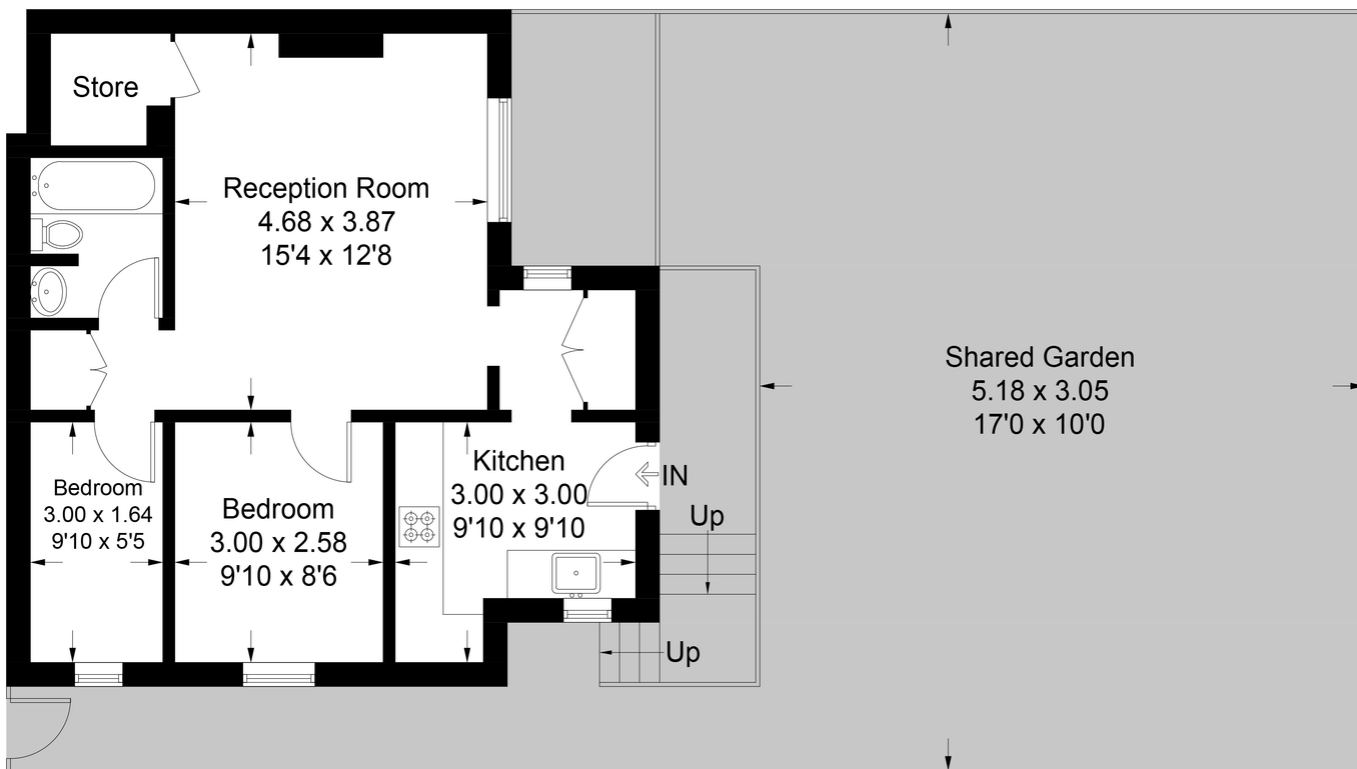
- Two bedroom conversion
- Private entrance



A genuinely lovely two bedroom conversion flat with private entrance and direct access to large communal garden. The property is presented in excellent order throughout and comprises large modern kitchen, bright and spacious separate reception, two bedrooms (one double, one single) and contemporary bathroom. There is also plenty of storage space throughout the flat and the new owner will benefit from a lease of over 170 years. Telford Avenue is one of the most highly sought-after roads in the area neatly centred between Streatham Hill, Balham and Clapham. Balham tube station on the northern line is only 1 mile away from the property.

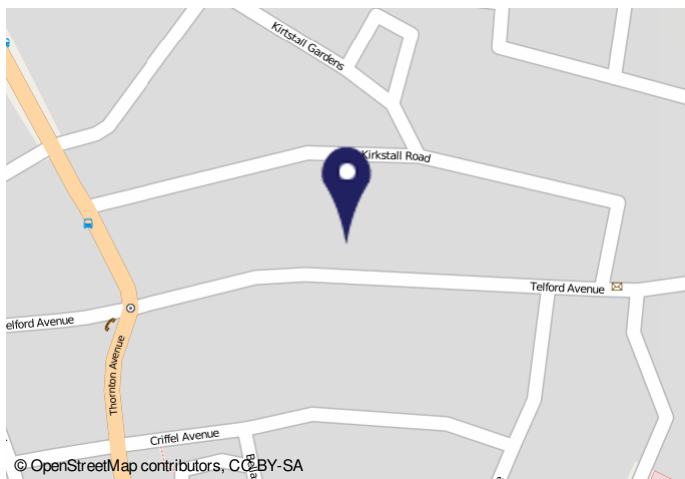
Telford Avenue

Approximate Gross Internal Area
51.6 sq m / 555 sq ft



Lower 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. (ID322215)



Energy Performance Certificate

Ground Floor Flat, 67 Telford Avenue, LONDON, SW2 4LL
 Dwelling type: Ground floor flat Reference number: 0248-2870-6277-6627-6731
 Date of assessment: 20 March 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 20 March 2013 Total floor area: 75 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	£ 2,661
Over 3 years you could save	£ 1,218

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 158 over 3 years	You could save £ 1,218 over 3 years
Heating	£ 2,165 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Total	£ 3,480	£ 1,840	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for heating appliances like TVs, computers and cookers, and any 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).

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	£ 750	Yes
2 Draught proofing	£80 - £120	£ 67	Yes
3 Low energy lighting for all fixed outlets	£50	£ 105	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.direct.gov.uk/energy or call 0800 123 1234 (national relayed call). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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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.