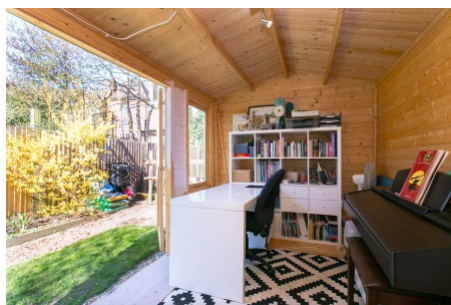


Leigham Vale, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- **Stunning garden flat**
- **Large private garden**



A wonderful two bedroom garden conversion, in this semi-detached period property. The beautifully presented flat also has a large kitchen-diner, modern bathroom and lovely reception opening out on to a huge private garden with side access and studio room. Leigham Vale is a short walk from Tulse Hill Station, Streatham Hill Station and the excellent amenities of both areas.

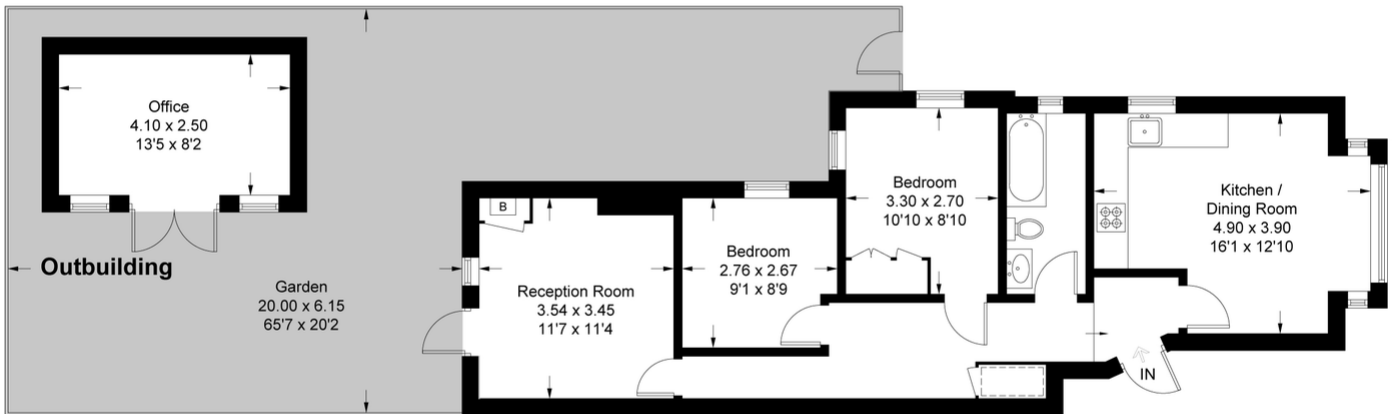
Leigham Vale

Approximate Gross Internal Area = 62.8 sq m / 676 sq ft

Outbuilding = 10.5 sq m / 113 sq ft

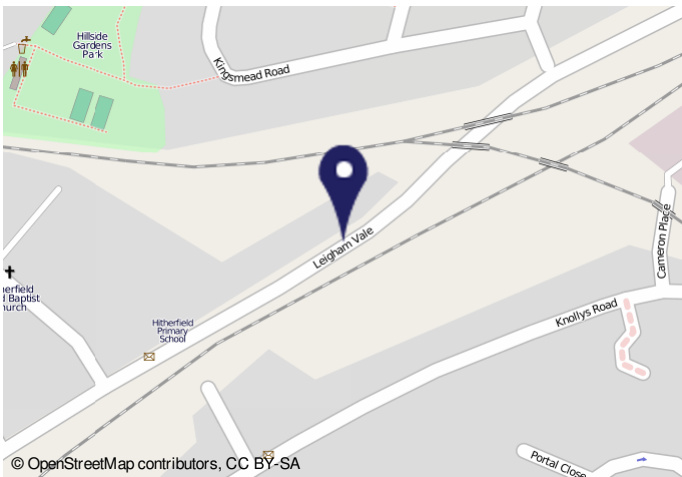
Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 74.1 sq m / 798 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. (ID324150)



Energy Performance Certificate

Flat 1
61 Leigham Vale
LONDON
SW16 2JG

Dwelling type: Ground-floor flat
Date of assessment: 12 June 2011
Date of certificate: 17 June 2011
Reference number: 61094028020-0723-0962
Type of assessment: Full SAP, existing dwelling
Total floor area: 61 m²

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 (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	284 kWh/m ² per year	276 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year
Lighting	£25 per year	£24 per year
Heating	£590 per year	£562 per year
Hot water	£72 per year	£72 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 temperatures, 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 impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy efficiency.

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.