

Redhill Court, Streatham SW2

Tenure: Leasehold Borough: Lambeth

£425,000

- Three bedroom flat
- Private garden patio



A two/three-bedroom split level flat with private garden. The accommodation is on the first and second floor with a private front door and is bright and neutral throughout. The reception room overlooks and leads on to the private patio garden.

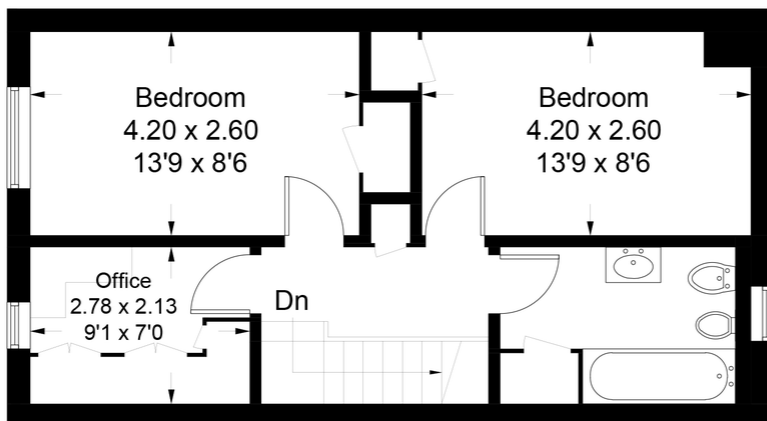
The property has no chain and is located close to Tulse Hill where there are shops, pubs and restaurants or alternatively, Streatham Hill is walkable, and offers similar amenities and station. Around the corner on Hillside Road is a lovely park, tennis courts and small common.

Redhill Court

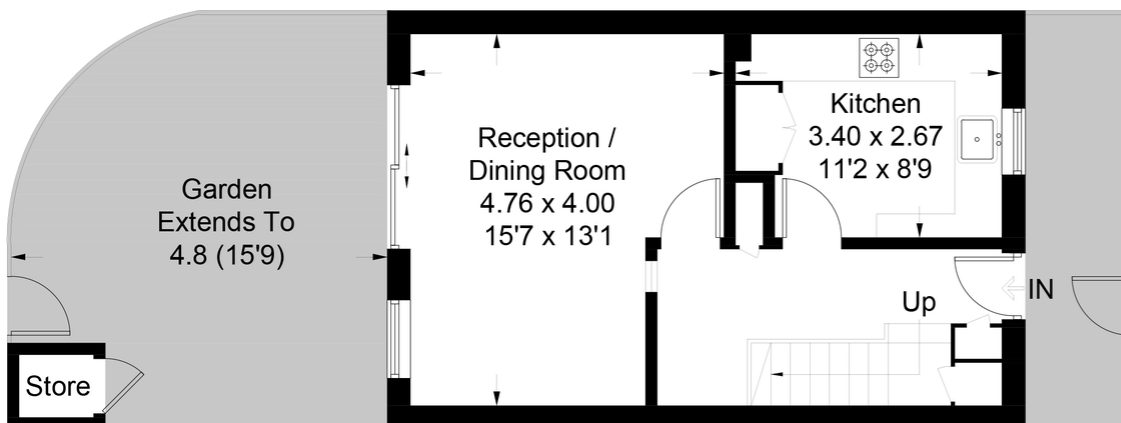
Approximate Gross Internal Area = 80.0 sq m / 861 sq ft

Store = 0.8 sq m / 9 sq ft

Total = 80.8 sq m / 870 sq ft

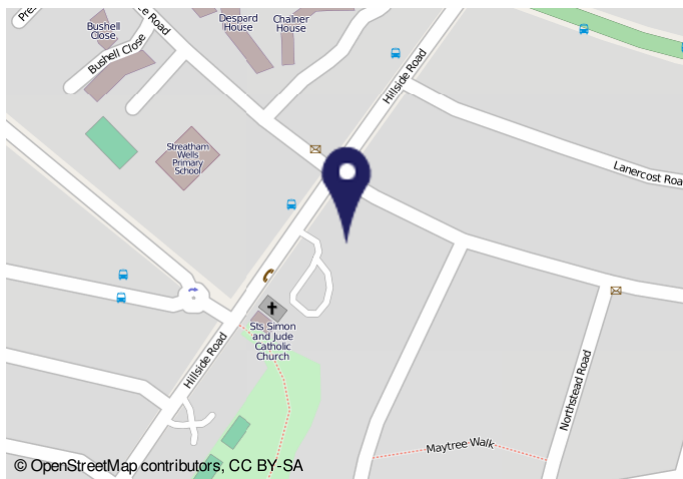


First Floor



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. (ID324151)



Energy Performance Certificate HM Government

Flat 10 Redhill Court, Palace Road, LONDON, SW2 3NP
 Dwelling type: Ground-floor maisonette Reference number: 9250-2820-7647-6774-3685
 Date of assessment: 30 April 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 30 April 2014 Total floor area: 78 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 1,899	£ 273	You could save £ 273 over 3 years
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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 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 Floor insulation	£800 - £1,200	£ 111	
2 Low energy lighting for all fixed outlets	£50	£ 102	
3 Heat recovery system for shower showers	£585 - £725	£ 33	

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 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home improvements and repay them in 10 years.

Page 1 of 4

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.