

Campbell Close, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£350,000

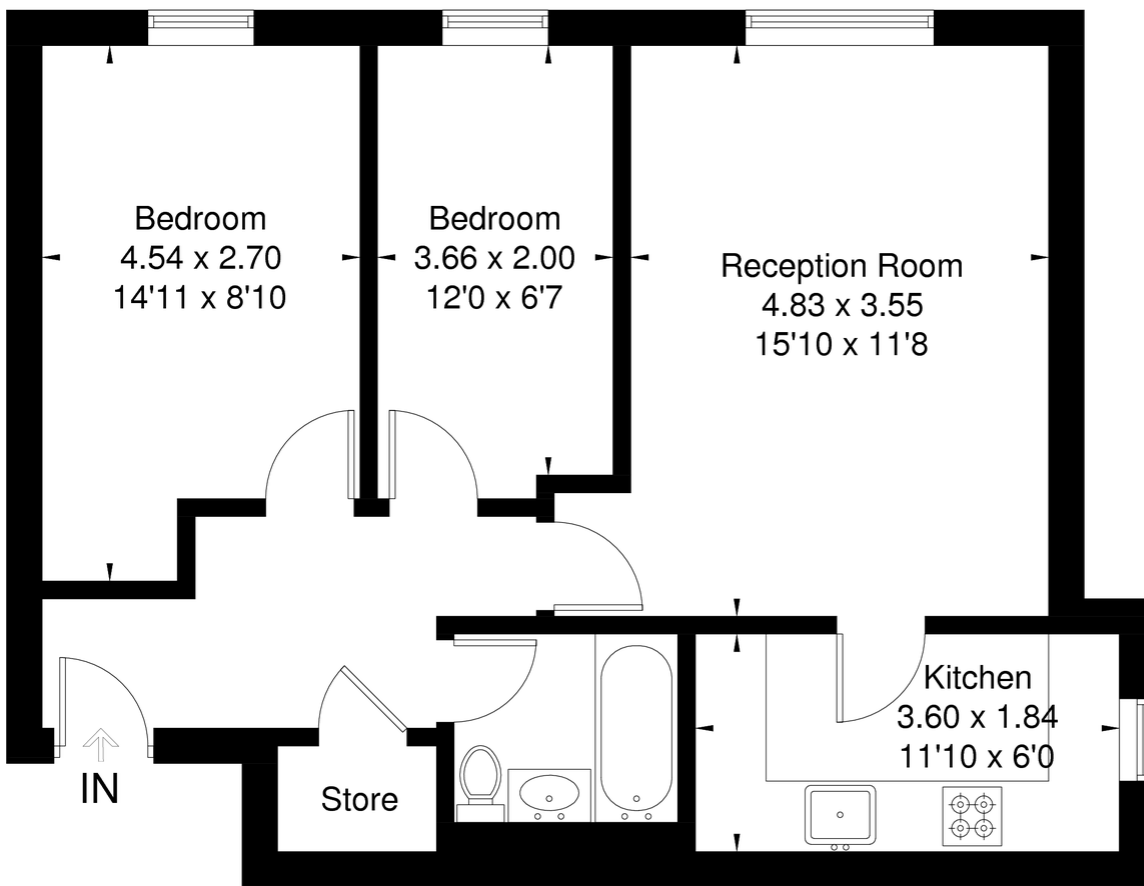
- Two bedrooms
- Newly re-decorated



A lovely, two-bedroom purpose-built flat, available chain free in this small private development. The flat is very well presented and has new boiler and appliances. Streatham Station and the HUB development, which includes a large supermarket and leisure facilities, are in close proximity as well as having easy access to the wide open spaces of Tooting Bec Common.

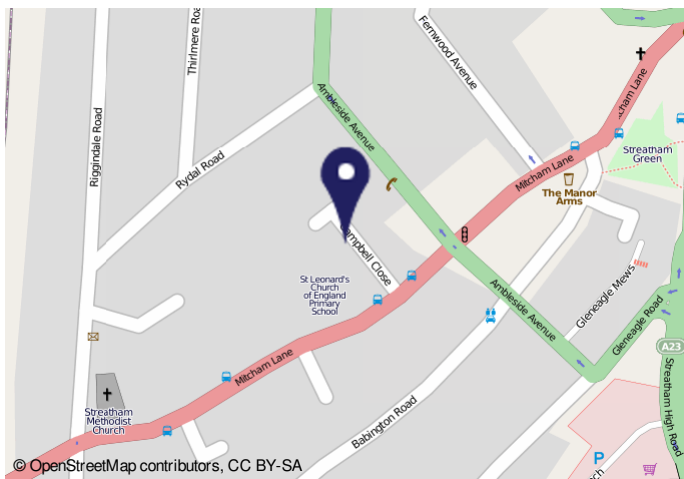
Campbell Close

Approximate Gross Internal Area = 57.7 sq m / 621 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. (ID325833)



Energy Performance Certificate

48, Campbell Close
LONDON
SW16 6NU

Dwelling type: Ground-floor flat
Date of assessment: 20 December 2011
Date of certificate: 20 December 2011
Reference number: 6095-2867-626-9126-8771
Type of assessment: Full SAP, existing dwelling
Total floor area: 52 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	
Current	Potential	Current	Potential
D	C	F	E

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

	Current	Potential
Energy use	189 kWh/m ² per year	189 kWh/m ² per year
Carbon dioxide emissions	13.8 tonnes per year	8.8 tonnes per year
Lighting	£25 per year	£22 per year
Heating	£222 per year	£202 per year
Hot water	£72 per year	£72 per year

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 reducing your energy or environmental performance.

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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.