

West Drive, Streatham SW16

Tenure: Leasehold Borough: Wandsworth

£350,000

- Spacious two bedroom flat
- No chain

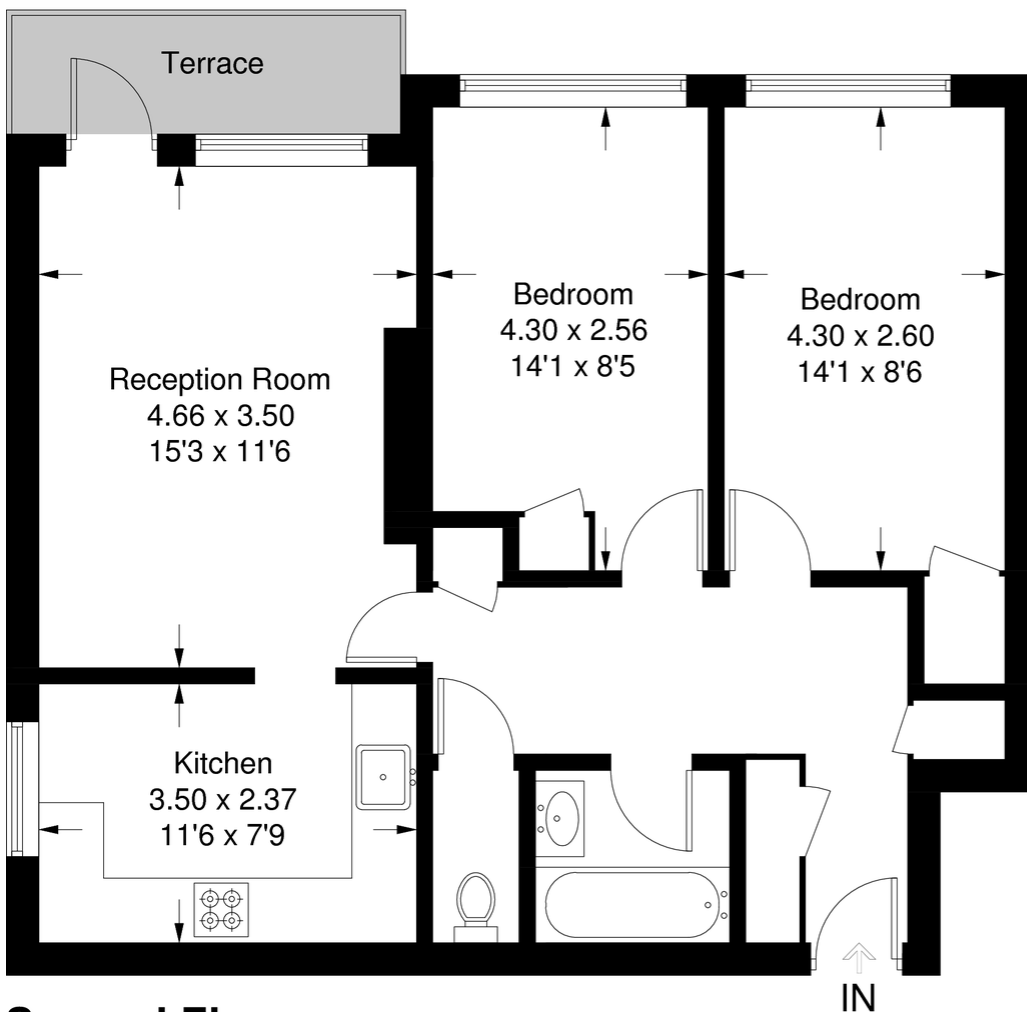


A very well presented and spacious two bedroom flat with balcony, overlooking Tooting Bec Common.

The property is being sold with no chain and offers easy access to Tooting Bec Tube Station with its Northern Line connection.

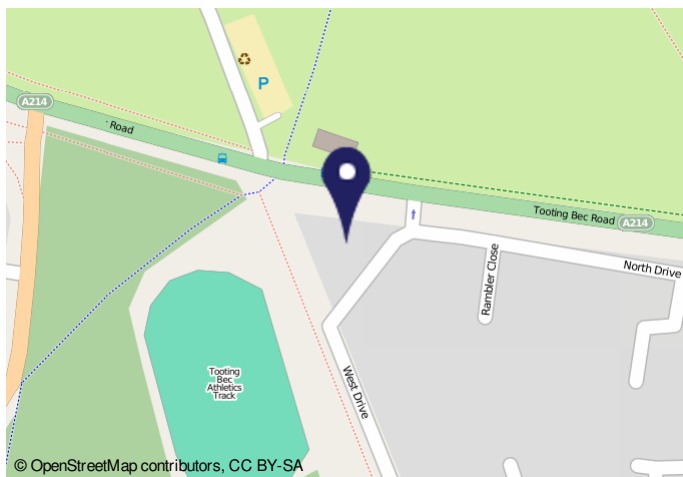
Oldfield House

Approximate Gross Internal Area = 66.1 sq m / 711 sq ft



Second 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. (ID327938)



Energy Performance Certificate																	
<p>Flat 9 Oldfield House, West Drive, LONDON, SW16 1RT</p> <p>Dwelling type: Mid-floor flat Reference number: 2478-3004-7248-1027-0960</p> <p>Date of assessment: 23 August 2013 Type of assessment: RdSAP existing dwelling</p> <p>Date of certificate: 22 August 2013 Total floor area: 62 m²</p> <p>Use this document to:</p> <ul style="list-style-type: none"> 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 																	
<p>Estimated energy costs of dwelling for 3 years:</p> <p>Over 3 years you could save</p>		<p>£ 1,461</p> <p>£ 84</p>															
<p>Estimated energy costs of this home</p> <table border="1"> <thead> <tr> <th>Current costs</th> <th>Potential costs</th> <th>Potential future savings</th> </tr> </thead> <tbody> <tr> <td>Lighting</td> <td>£ 222 over 3 years</td> <td>£ 126 over 3 years</td> </tr> <tr> <td>Heating</td> <td>£ 978 over 3 years</td> <td>£ 560 over 3 years</td> </tr> <tr> <td>Hot Water</td> <td>£ 231 over 3 years</td> <td>£ 241 over 3 years</td> </tr> <tr> <td>Total</td> <td>£ 1,431</td> <td>£ 927</td> </tr> </tbody> </table> <p>These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.</p>			Current costs	Potential costs	Potential future savings	Lighting	£ 222 over 3 years	£ 126 over 3 years	Heating	£ 978 over 3 years	£ 560 over 3 years	Hot Water	£ 231 over 3 years	£ 241 over 3 years	Total	£ 1,431	£ 927
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<p>Energy Efficiency Rating</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 5.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>																	
<p>Top actions you can take to save money and make your home more efficient</p> <table border="1"> <thead> <tr> <th>Recommended measures</th> <th>Indicative cost</th> <th>Typical savings over 3 years</th> <th>Available with Green Deal</th> </tr> </thead> <tbody> <tr> <td>1. Low energy lighting for all fixed outlets</td> <td>£40</td> <td>£81</td> <td></td> </tr> </tbody> </table>			Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal	1. Low energy lighting for all fixed outlets	£40	£81								
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<p>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 (texted related calls). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.</p>																	

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.