

## Leigham Court Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

**£375,000**

- Two bedroom flat
- Balcony

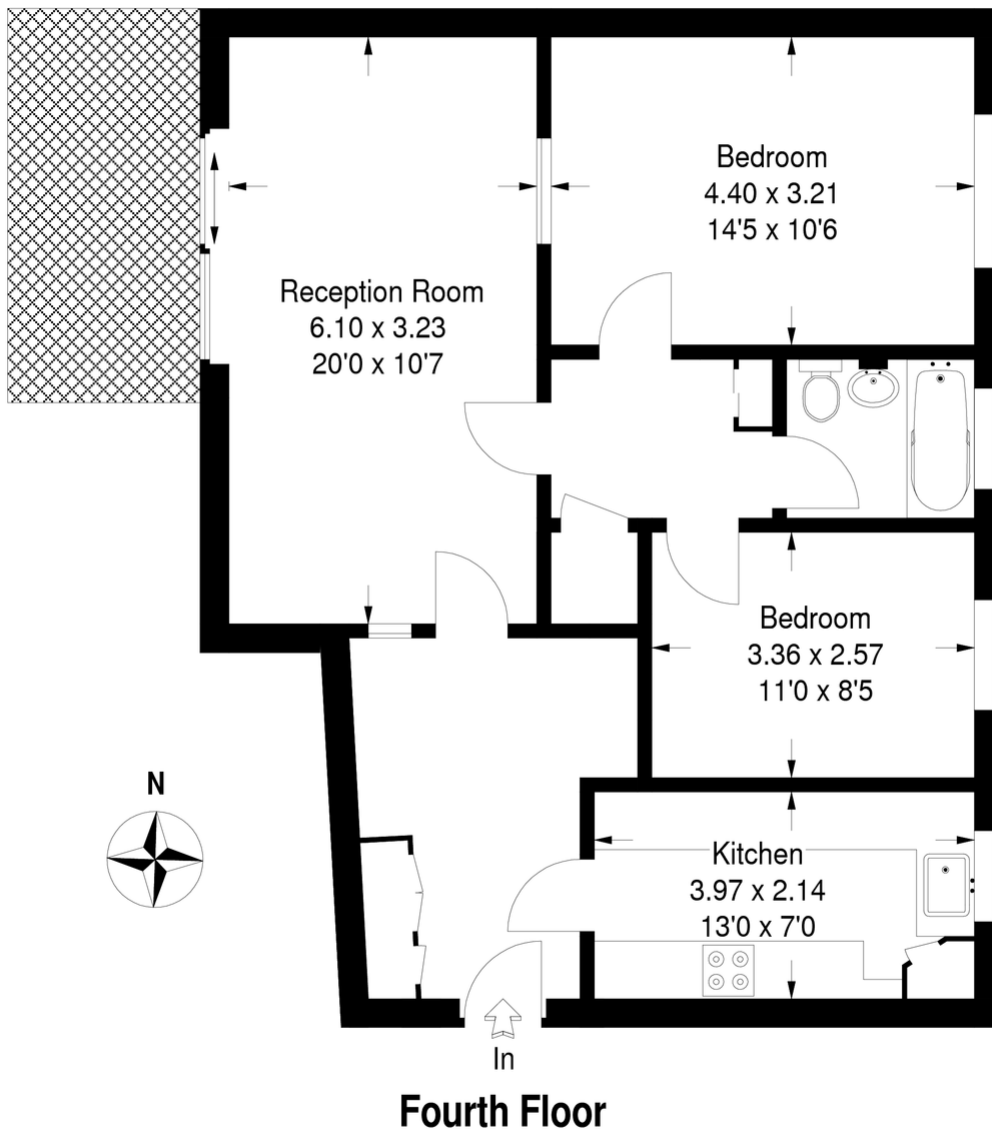


A beautifully presented two bedroom flat, with stunning views over the South. The flat has a lovely balcony and is very spacious, with a 20ft (approx.) reception room.

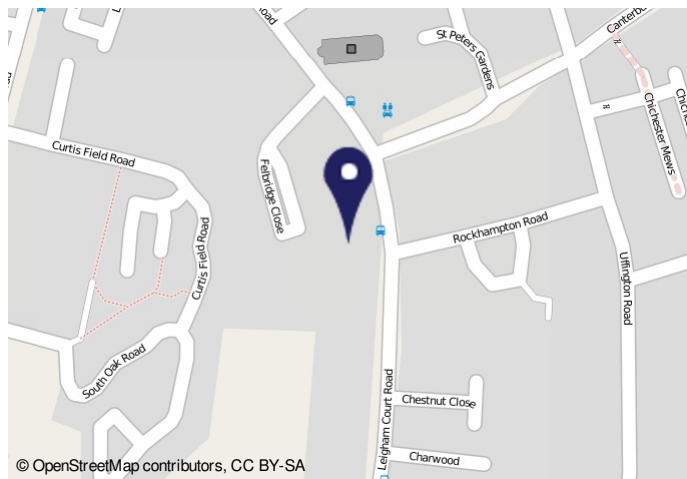
There is plenty of storage space, wooden floors and loads of natural light, there is a communal garden and a private garage. Suffolk court is within close proximity of Streatham Hill Station and numerous bus routes in to the City and surrounding areas.

# Suffolk Court

Approximate Gross Internal Area  
73 sq m / 786 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID66894)



**Energy Performance Certificate**

Flat 20 Suffolk Court, 186, Leigham Court Road, LONDON, SW16 2RE

Dwelling type: Top floor flat Reference number: 0198-2038-1216-1621-0943  
 Date of assessment: 01 August 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 01 August 2013 Total floor area: 67 m<sup>2</sup>

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:	£ 2,937
Over 3 years you could save	£ 1,617

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 165 over 3 years	£ 126 over 3 years
Heating	£ 2,283 over 3 years	£ 861 over 3 years
Hot Water	£ 489 over 3 years	£ 333 over 3 years
<b>Total</b>	<b>£ 3,937</b>	<b>£ 1,320</b>

**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).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£800 - £1,000	£ 729	Yes
2 Internal or external wall insulation	£4,000 - £4,000	£ 624	Yes
3 Increase hot water cylinder insulation	£15 - £30	£ 75	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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (local landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.