

## Prentis Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£575,000**

- Two bedroom conversion flat
- Large rear garden



A gorgeous and unique two-bedroom conversion flat in this wonderful building on a popular street between the amenities of Streatham High Road and the lovely Tooting Bec Common. The flat has a stunning entrance hall which has been used as an entertaining space and dining room, a marvellously bright reception room with turreted bay window, fireplace and wooden floors.

There is also a modern bathroom, plenty of storage space and a stylish and large eat-in kitchen leading to the stunning rear garden. The flat also comes with a garage and a new 125 year lease.

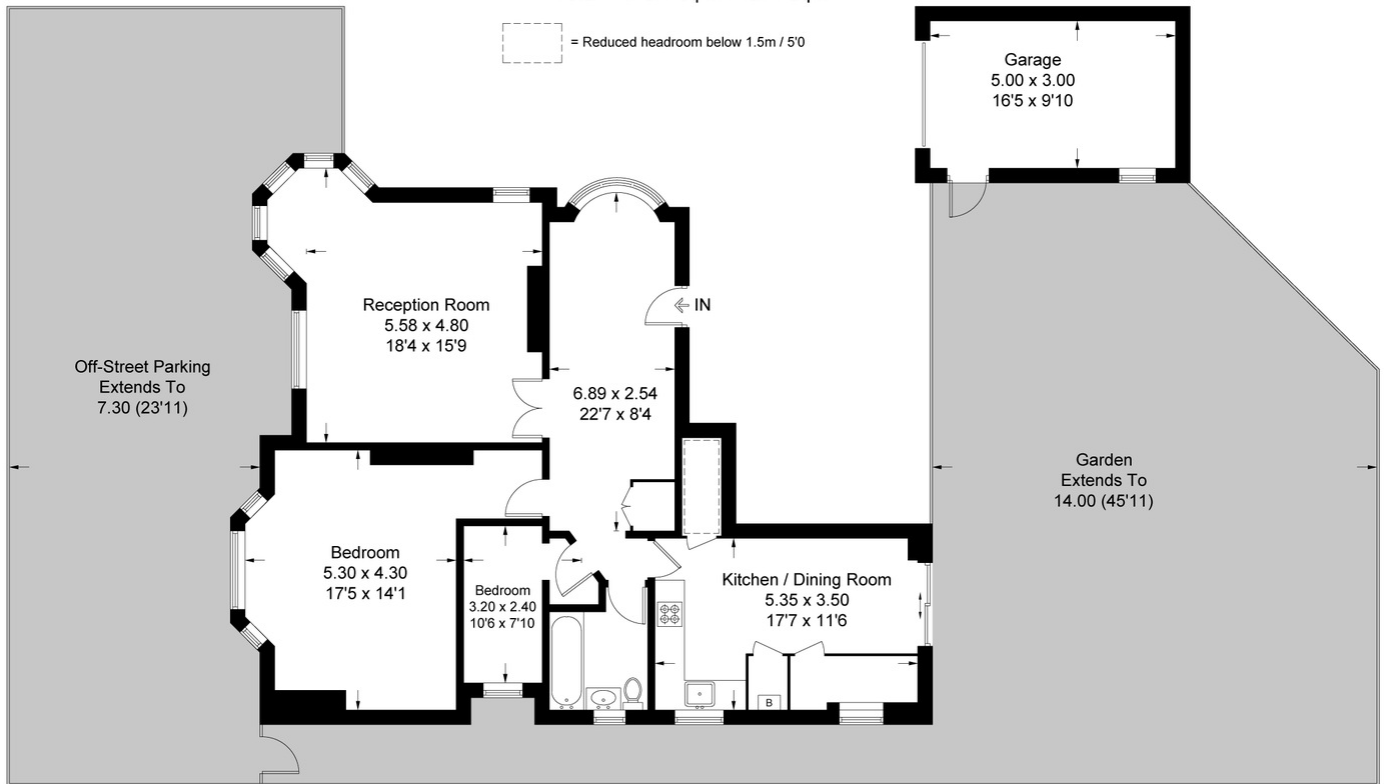
# Prentis Road

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

Garage = 15.3 sq m / 165 sq ft

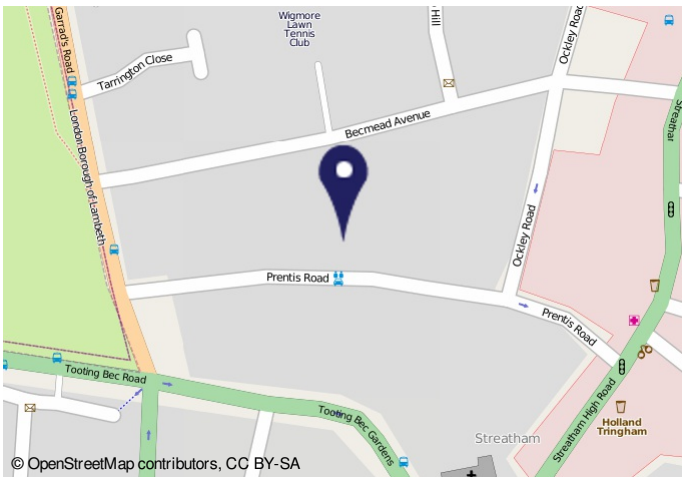
Reduced Headroom = 1.6 sq m / 17 sq ft

Total = 118.1 sq m / 1271 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. (ID329104)



**Energy Performance Certificate** HM Government

Flat 1, 26, Prentis Road, LONDON, SW16 1QG  
 Dwelling type: Ground floor flat  
 Date of assessment: 23 October 2015  
 Date of certificate: 30 October 2015  
 Reference number: 8495-7020-4128-5067-8928  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 96 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 2,853  
**Over 3 years you could save:** £ 1,227

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting	£ 333 over 3 years	£ 192 over 3 years
Heating	£ 2,193 over 3 years	£ 1,191 over 3 years
Hot Water	£ 327 over 3 years	£ 333 over 3 years
<b>Totals</b>	<b>£ 2,853</b>	<b>£ 1,616</b>

**Energy Efficiency Rating**

How energy efficient: lower rating costs more  
 A (most efficient) B C D E F G H I (least efficient)

Current: G (51) Potential: D (71)

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 shows how it 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 Internal or external wall insulation	£4,000 - £14,000	£ 634	Available
2 Floor insulation (suspended floor)	£300 - £1,200	£ 278	Available
3 Low energy lighting for all fixed outlets	£40	£ 117	Available

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home repairs and improve its low.

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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.