

## Rydal Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£500,000**

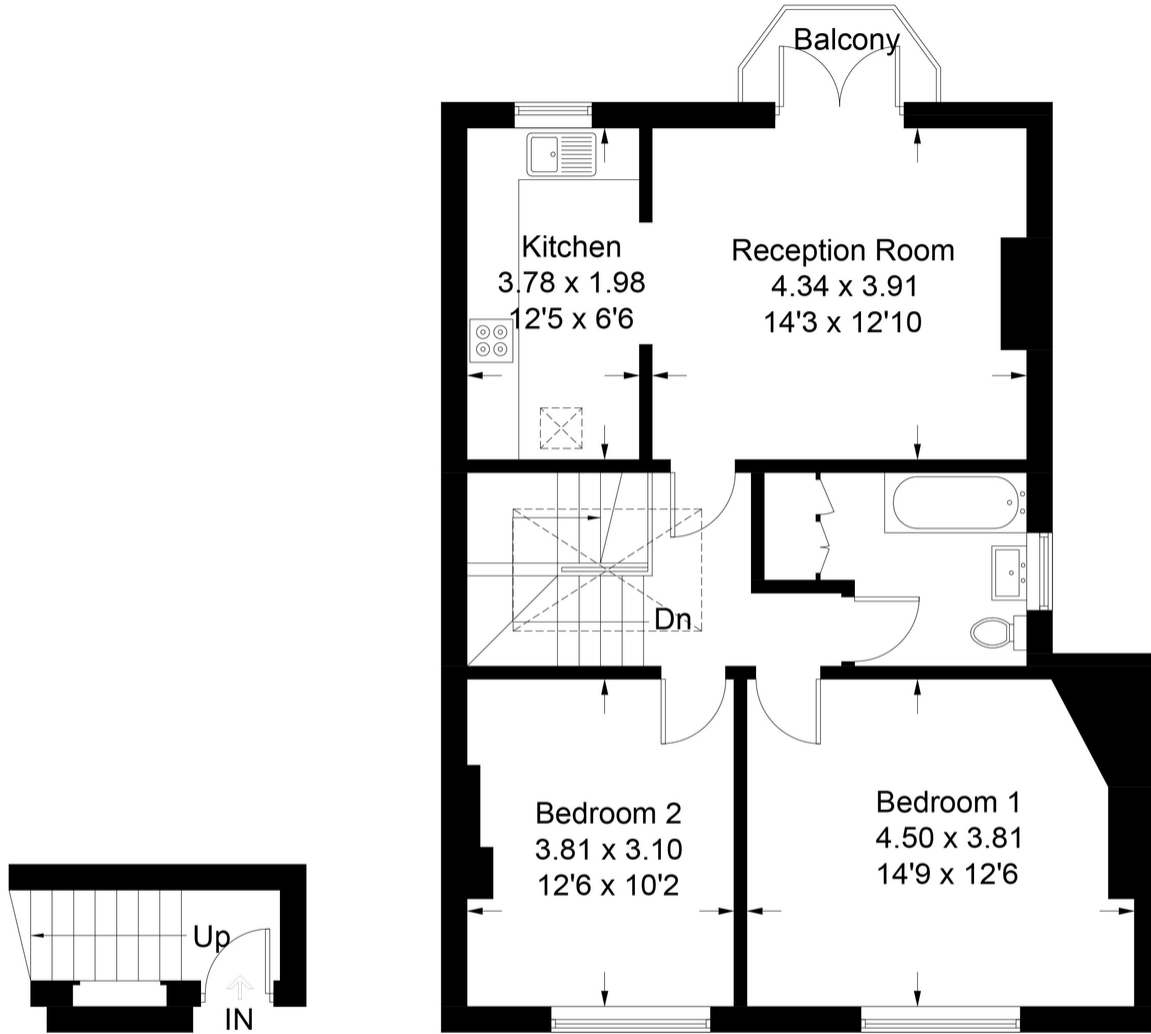
- Two double bedroom flat
- Balcony



A charming, top-floor, two bedroom conversion flat in one of the most attractive buildings in the area. The property, with entrance on the first floor, has a lovely hallway with a sweeping staircase up to the main body of the flat and stunning full width skylight above, giving plenty of natural light. To the front is a large reception room with semi-open plan kitchen.

There are some lovely period features such as a fireplace, and there are also French doors to a balcony with nice rooftop views. The two bedrooms are both doubles, the main being particularly large. Rydal Road is a lovely, tree-lined residential street with attractive architecture. It is a short walk to the open spaces of Tooting Bec Common and also offers easy access to Streatham over ground station and a short bus ride to Tooting

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

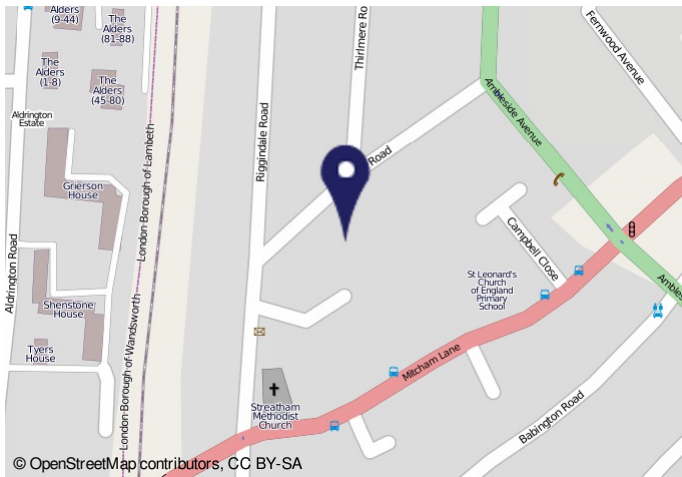


**First Floor**  
3.6 sq m / 39 sq ft

**Second Floor**  
71.3 sq m / 767 sq ft

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Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID331379)



**Energy Performance Certificate**

30b, Rydal Road  
SW16 1GF

Dwelling Type: Top floor flat  
Date of Assessment: 15/03/2009  
Reference Number: 0542/2007-6279-0989-3205  
Total Floor Area: 76 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy Use	475 kWh/m <sup>2</sup> per year	354 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.3 tonnes per year	3.8 tonnes per year
Lighting	£93 per year	£32 per year
Heating	£667 per year	£339 per year
Hot water	£92 per year	£72 per year

Based on standardized assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety implications. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations (tags) when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to use this information to help you choose the most energy efficient products, visit [www.energy.gov.uk/energy](http://www.energy.gov.uk/energy)

**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.