

Prentis Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£425,000

- Two bedrooms
- Long lease



A funky two bedroom top floor flat on this extremely popular road near Streatham. The flat is accessed on the first floor, but arranged over the second, with a very large reception room that has space for a dining table, work area and sitting room. There are two good bedrooms, modern kitchen, and bathroom as well. The flat is well presented throughout and has a long lease. Prentis Road runs between the wide open spaces of Tooting Bec Common, and easy bus access to the Northern Line Tube of Balham at one end, and the amenities and overground rail links of Streatham and Streatham Hill at the other.

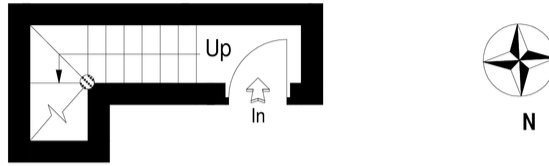
Prentis Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

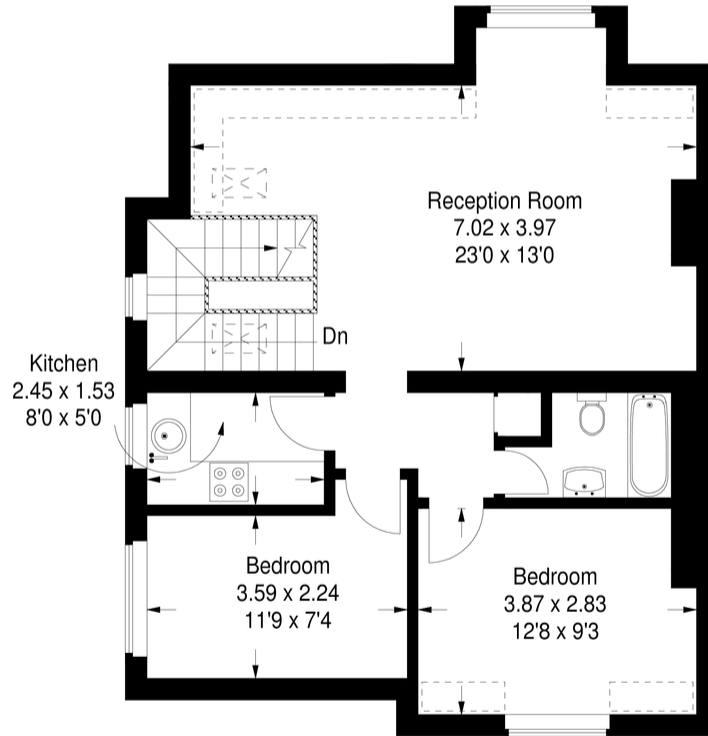
65 sq m / 700 sq ft

Reduced Headroom = 3.4 sq m / 36 sq ft

Total = 68.4 sq m / 736 sq ft



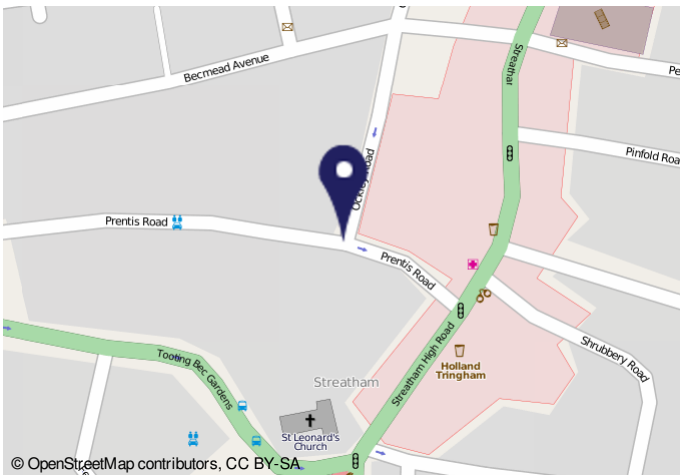
First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

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. (ID43936)



Energy Performance Certificate

180 Prentis Road, LONDON, SW16 1DD
 Dwelling type: Top-floor flat
 Date of assessment: 13 December 2012
 Date of certificate: 17 December 2012
 Reference number: 9778-6965-6260-4172-2914
 Type of assessment: RdSAP existing dwelling
 Total floor area: 61 m²

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:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 1,416	£ 180	£ 1,236

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings	
Lighting	£ 226 over 3 years	£ 117 over 3 years	£ 109
Heating	£ 954 over 3 years	£ 885 over 3 years	£ 69
Hot Water	£ 234 over 3 years	£ 234 over 3 years	£ 0
Total	£ 1,416	£ 1,236	£ 180

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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). 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 Low energy lighting for all fixed outlets	£55	£ 99	Yes
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,300	£ 84	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 321 3234 (national landline). The Green Deal only applies if you make your home warmer and cheaper to run.

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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.