

Blakemore Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£600,000

- Two bedroom flat
- West-facing garden



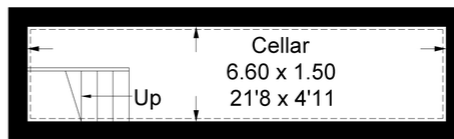
A truly wonderful two bedroom garden flat, on one of the best roads in Streatham Hill. The flat has a large reception to the front of the property, opening out on to a kitchen-diner through two large original wooden doors, offering the choice of open plan living or individual rooms to your preference. There are a wealth of period features including original tiling, cornicing, sash windows and fireplace. The flat is presented beautifully throughout, with a newly fitted kitchen to a high specification. To the rear is a sunny West-facing garden with a decked terrace and lawn. There are two double bedrooms both overlooking the garden, with one being on the first floor, accessed via stairs from the hall. The flat also has use of the cellar, offering excellent storage. Blakemore Road is a short walk from Streatham Hill Station and Tooting Bec Common.

Blakemore Road

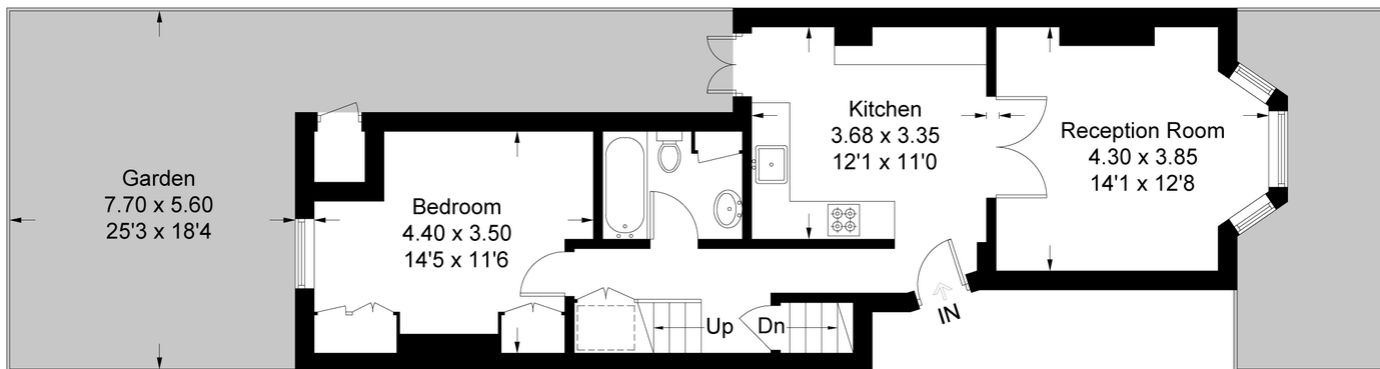
Approximate Gross Internal Area = 68.4 sq m / 736 sq ft
 Reduced Headroom / Cellar = 10.7 sq m / 115 sq ft
 Total = 79.1 sq m / 851 sq ft



First Floor

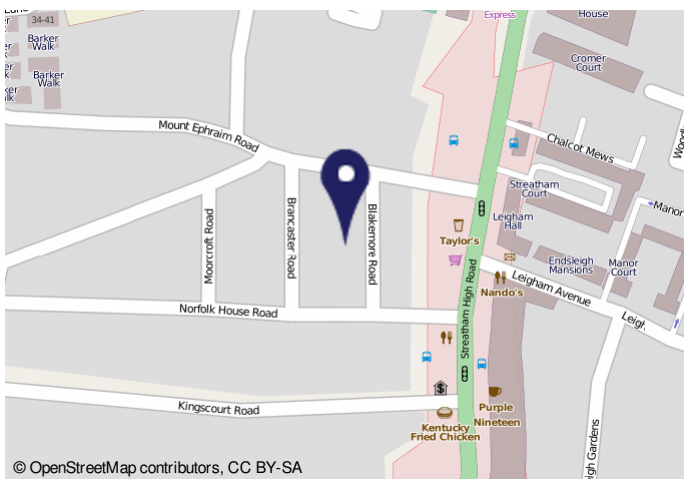


Cellar



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. (ID333738)



Energy Performance Certificate

10a Blakemore Road
LONDON
SW15 1NH

Dwelling type: Ground floor maisonette
Date of assessment: 6 March 2010
Date of certificate: 06-Mar-2010
Reference number: 0406-2007-6227-7438-4824
Type of assessment: RdSAP, existing dwelling
Total floor area: 68.4m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	60	66

Environmental Impact (CO ₂) Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	64	60

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	Notes
Energy use	343 kWh/m ² per year	293 kWh/m ² per year	
Carbon dioxide emissions	4.0 tonnes per year	3.4 tonnes per year	
Lighting	£52 per year	£36 per year	
Heating	£505 per year	£348 per year	
Hot water	£20 per year	£18 per year	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your energy and environmental performance.

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.