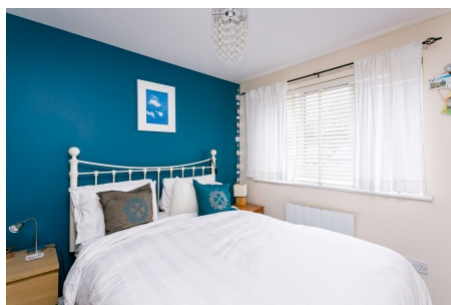


Milford Mews, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£325,000

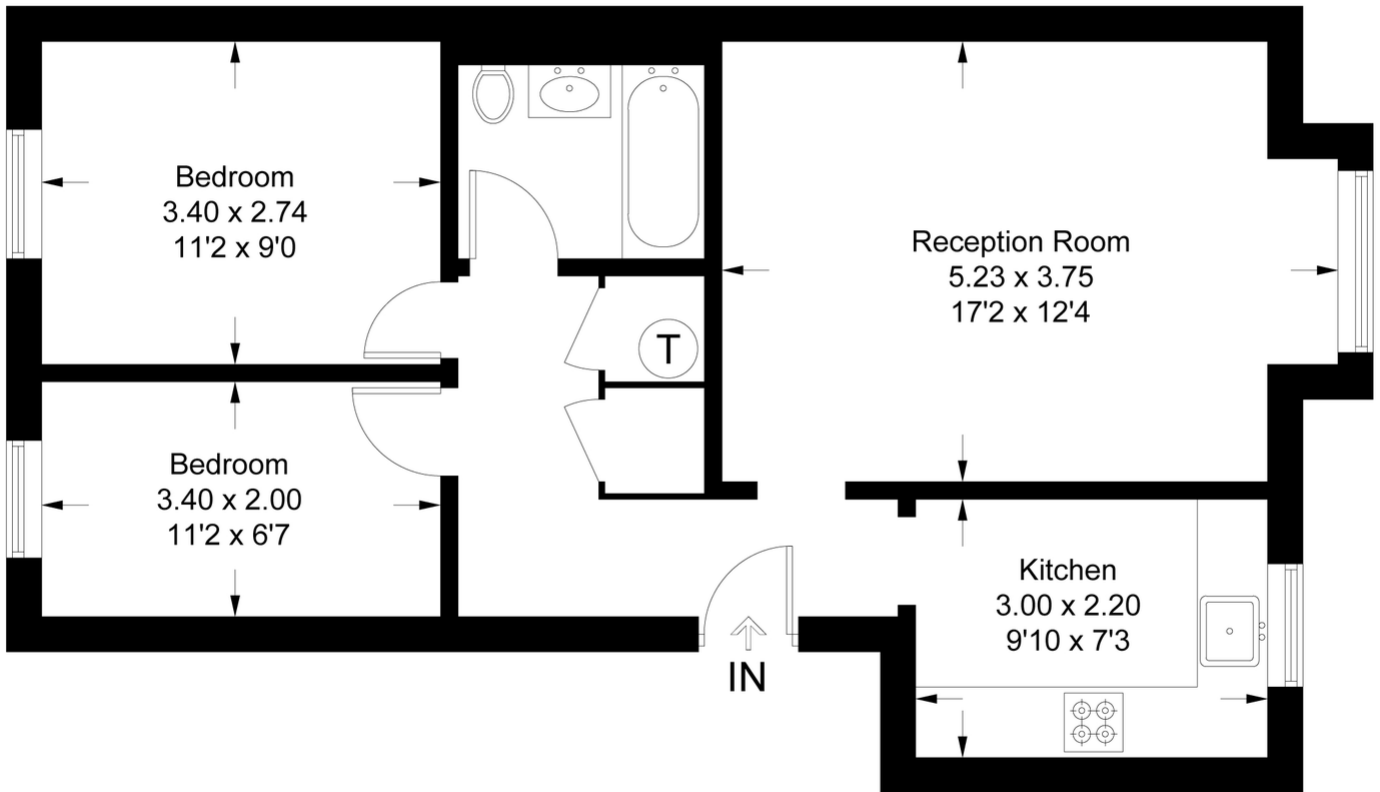
- Two double bedrooms
- Attractive communal grounds



A very attractive two bedroom flat with off-street parking in this well maintained block near Streatham Hill. The flat has a spacious reception and separate kitchen that both look out over attractive communal grounds. Milford Mews is a small private development just off Valley Road and offers easy access to the excellent array of shops, bars and restaurants of Streatham Hill as well as numerous bus routes to the City and the rail links of Streatham Hill Station. No chain.

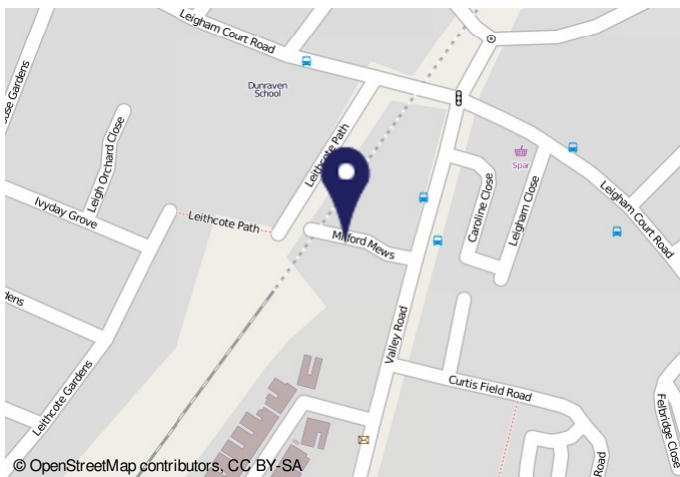
Milford Mews

Approximate Gross Internal Area
56.0 sq m / 603 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. (ID433078)



Energy Performance Certificate

Flat 1, 4, Milford Mews, LONDON, SW16 2UA
Dwelling type: Ground floor flat
Date of assessment: 17 February 2016
Date of certificate: 22 February 2016
Reference number: 0204-2873-7729-9066-5865
Type of assessment: RdSAP existing dwelling
Total floor area: 64 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,640**
Over 3 years you could save **£ 1,443**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 256 over 3 years	£ 146 over 3 years	You could save £ 1,443 over 3 years
Heating	£ 1,485 over 3 years	£ 645 over 3 years	
Hot Water	£ 887 over 3 years	£ 408 over 3 years	
Totals	£ 2,640	£ 1,199	

These figures show how much the average household should spend in this property for heating, lighting and hot water and do not include energy used by individual households. This includes energy used 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
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 357
2 Low energy lighting for all fixed fixtures	£40	£ 18
3 High heat retention storage heaters	£1,200 - £1,800	£ 1,011

To find out more about the recommended measures and other actions you could take to help to save money, visit www.energy.gov.uk or call 0800 122 1224 (nearest national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.