

## Prentis Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£525,000**

- Two bedroom flat
- Share of freehold

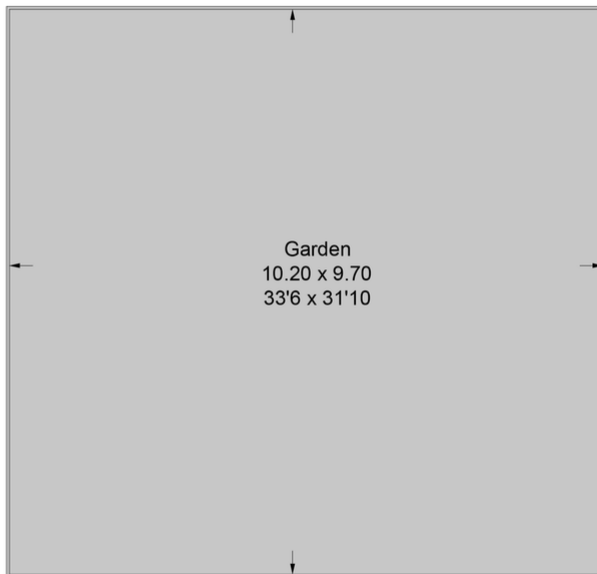
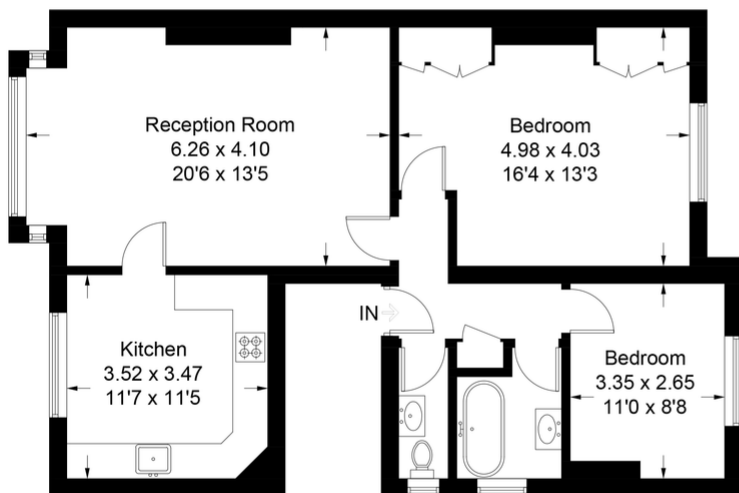


A lovely and bright two bedroom flat on the first floor of this handsome period building. The property is extremely spacious with a 20ft+ approx. reception room and large windows. The flat is beautifully presented and has a large section of rear garden as well as off-street parking to the front.

The flat also comes with a share in the freehold and is wonderfully positioned between Tooting Bec Common and Streatham High Road.

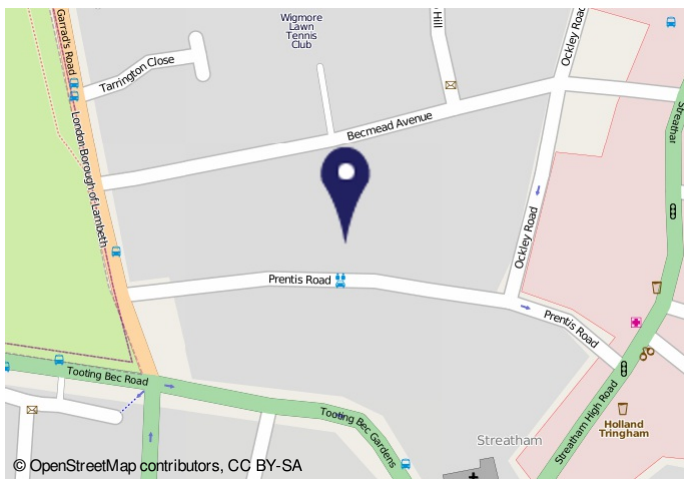
# Prentis road

Approximate Gross Internal Area  
78.7 sq m / 847 sq ft



## First 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. (ID337880)



**Energy Performance Certificate**

Flat 2, 22, Prentis Road, LONDON, SW16 1QD  
 Dwelling type: Mid-floor flat  
 Date of assessment: 1 May 2009  
 Date of certificate: 1 May 2009  
 Reference number: 80116-0225-6170-2199-0006  
 Total floor area: 62 sqm

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	C	C
77	78	76	76

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	
Current	Potential
Energy use: 187 kWh per year	182 kWh per year
Carbon dioxide emissions: 2.1 tonnes per year	2.1 tonnes per year
Lighting: £50 per year	£33 per year
Heating: £206 per year	£212 per year
Hot water: £80 per year	£80 per year

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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.