

Farm Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

- Ground floor flat
- Private garden




A well proportioned, one bedroom ground floor flat with private rear garden. The purpose built property benefits from a private front door, a large bedroom and living room, and is available with no on going chain.

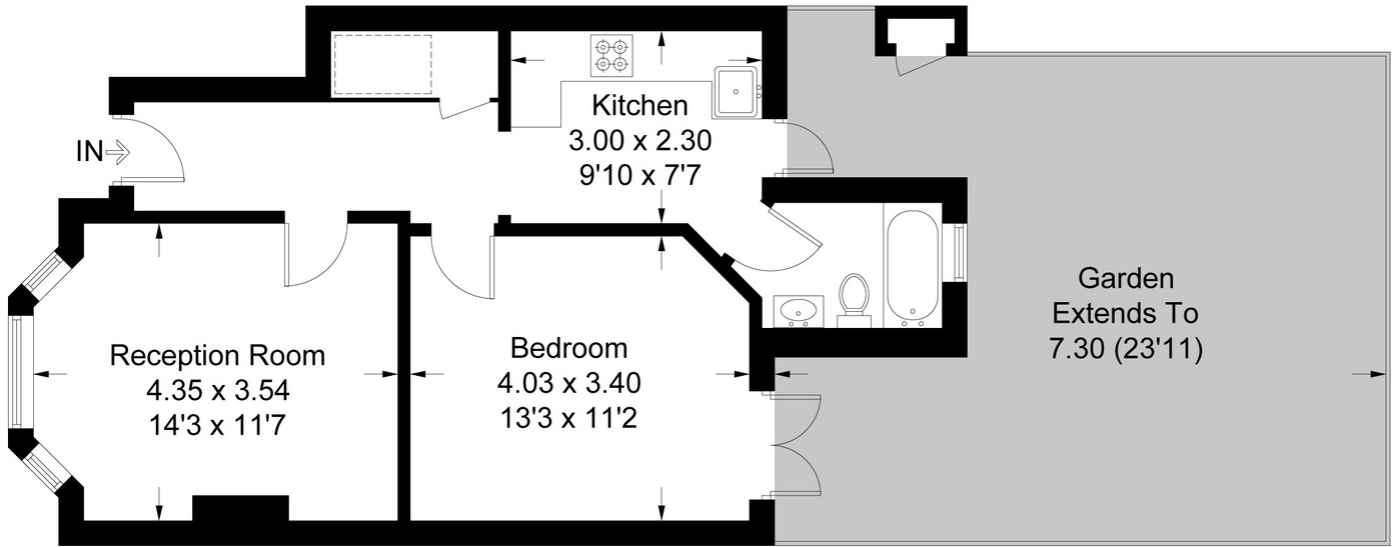
The property is located in a quiet street just off the high road, yet close to the shops, bars and restaurants, and is a short walk from both Streatham and Streatham Hill stations.

Farm Avenue

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft
 Reduced Headroom = 1.0 sq m / 11 sq ft
 Total = 48.6 sq m / 523 sq ft

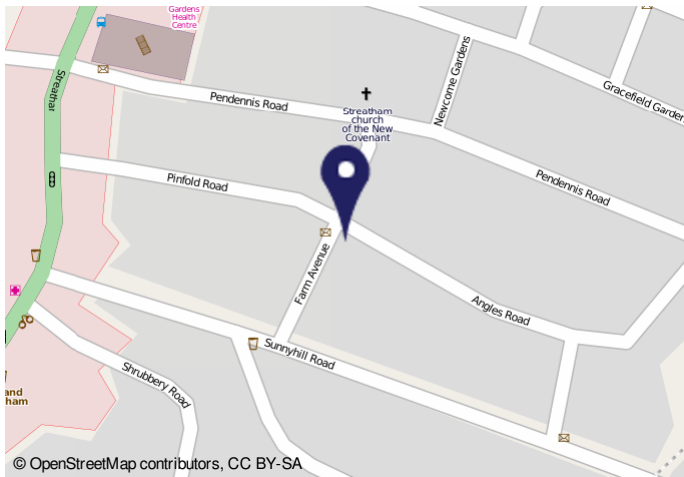



 = Reduced headroom below 1.5m / 5'0



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. (ID342139)



Energy Performance Certificate 

17, Farm Avenue, LONDON, SW16 2UT
 Dwelling type: Ground floor flat
 Date of assessment: 02 June 2017
 Date of certificate: 03 June 2017

Reference number: 8602-5925-8529-8366-7633
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 48 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:

Current costs	£ 1,566
Potential costs	£ 1,066
Over 3 years you could save	£ 500

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 1,215 over 3 years	£ 666 over 3 years	£ 549
Hot Water	£ 249 over 3 years	£ 292 over 3 years	£ 43
Total	£ 1,566	£ 1,060	£ 506




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

Current: **D** Potential: **C**

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 Internal or external wall insulation	£4,000 - £14,000	£ 351	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 158	
2 Heating controls (programmable room thermostat and TRVs)	£300 - £400	£ 87	

To find out more about the recommended measures and the actions you could take today to save money, visit www.gov.uk/energy-advice/calculator or call 0800 123 1234 (limited operational area). 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.