

Mount Ephraim Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£1,050,000

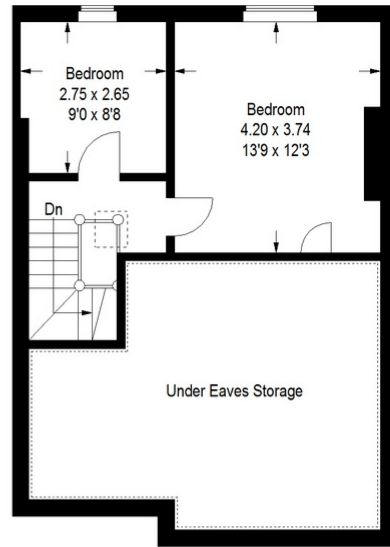
- Four bedrooms two bathrooms
- Stunning period features



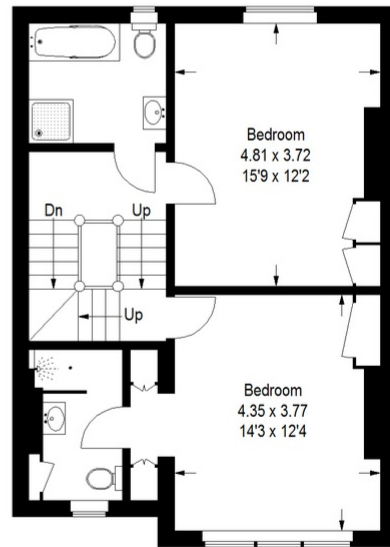
A beautifully presented four bedroom two bathroom family house with South-facing garden, located between Streatham Hill and Tooting Bec Common. The wider than average Victorian property has a wealth of period features and has great style and charm with a flowing open plan ground floor. The property is on a very desirable road close to the shops, bars and restaurants on the high street and Streatham Hill Station. The common is at the bottom of the road, and offers a large park and is only a short walk to Balham High Street, and underground through the park.

Mount Ephraim Road

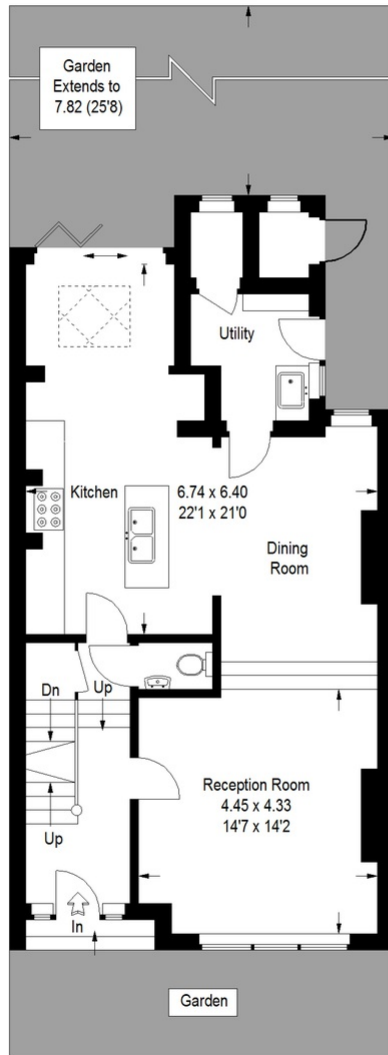
Approximate Gross Internal Area
(Excluding Under Eaves Storage /
Including External WC)
163.6 sq m / 1761 sq ft
Cellar = 10.3 sq m / 111 sq ft
Total = 173.9 sq m / 1872 sq ft



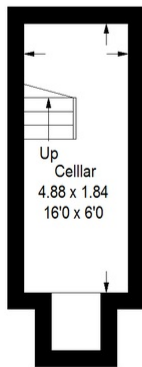
Second Floor



First Floor



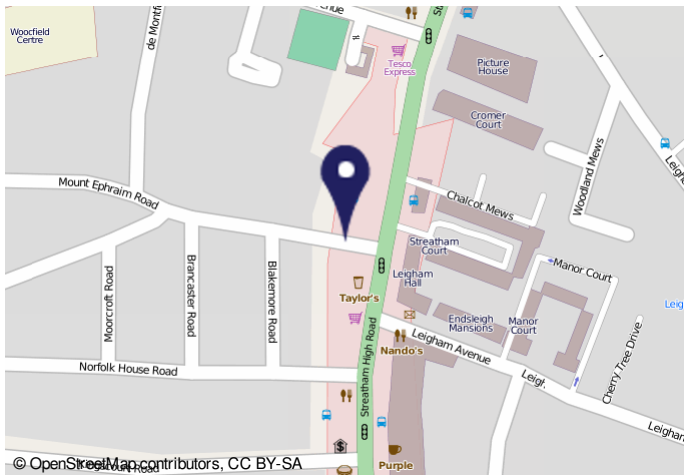
Ground Floor



Cellar



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. (ID353138)



Energy Performance Certificate HM Government

5, Mount Ephraim Road, LONDON, SW16 1NG
Dwelling type: Mid-terrace house
Date of assessment: 27 February 2014
Date of certificate: 03 March 2014
Reference number: 2038-6033-0242-9014-6920
Type of assessment: RdSAP, existing dwelling
Total floor area: 160 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	Potential costs
Over 3 years you could save	£ 5,220	£ 1,269
Lighting	£ 411 over 3 years	£ 228 over 3 years
Heating	£ 4,389 over 3 years	£ 3,462 over 3 years
Hot Water	£ 420 over 3 years	£ 281 over 3 years
Total	£ 5,220	£ 3,971

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 Increase loft insulation to 270 mm	£100 - £300	£ 267	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 480	✓
3 Low energy lighting for all fixed outlets	£50	£ 159	✓

See page 3 for a full list of recommendations for this property.
To find out more about the recommended measures and actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (national toll-free). The Green Deal may enable you to make your home warmer and cheaper to run.

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.