

Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Guide Price £300,000

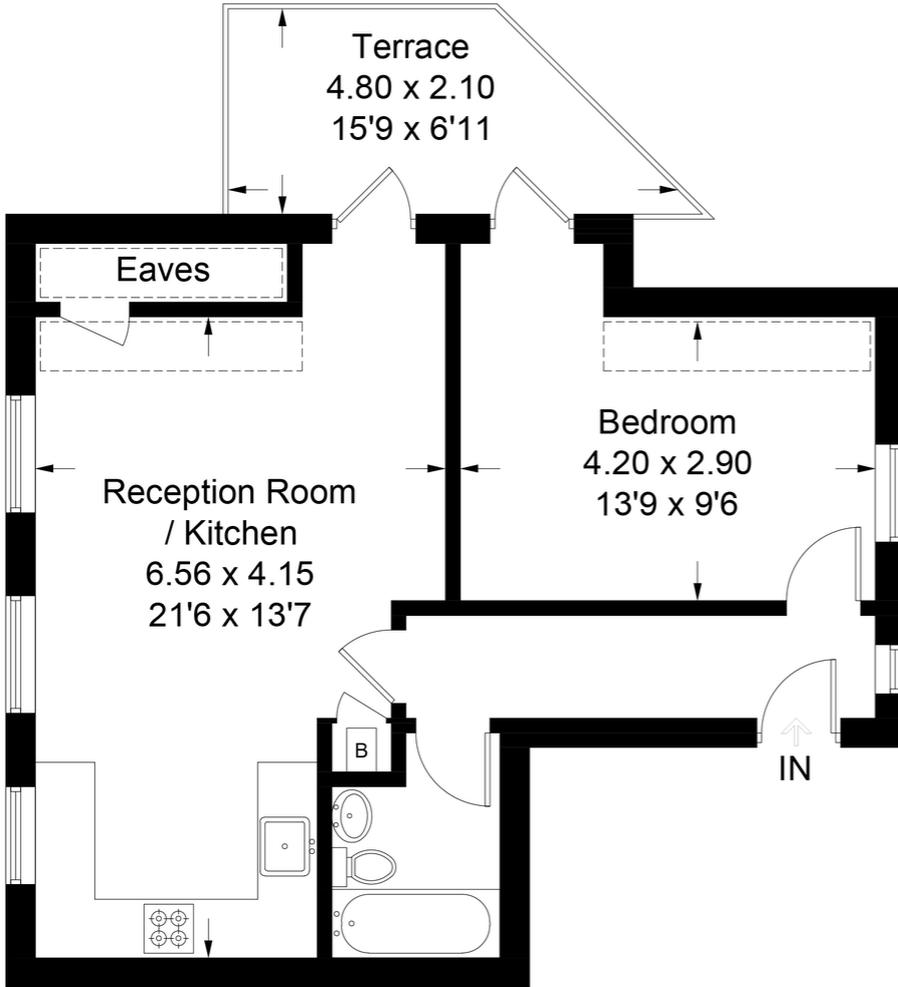
- Top floor flat
- Roof terrace



A lovely top floor, one bedroom property with a wonderful roof terrace and parking space. The property is presented in excellent condition throughout with a large, bright open-plan kitchen and reception and contemporary bathroom. The flat is a short walk from the excellent Streatham Common and has easy access to Norbury Station.

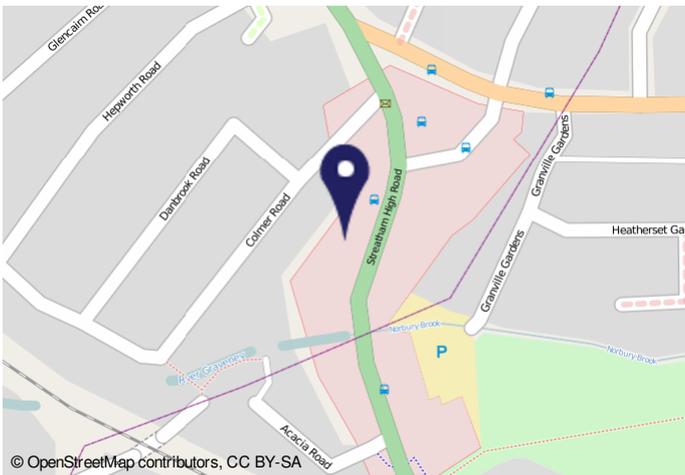
Sussex Court

Approximate Gross Internal Area (Excluding Eaves) = 46.0 sq m / 495 sq ft
 Reduced Headroom = 3.0 sq m / 32 sq ft
 Total = 49.0 sq m / 527 sq ft



Third 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. (ID348971)



Energy Performance Certificate HM Government

Flat 12, Sussex Court, 668 Streamham High Road, LONDON, SW16 5QL
 Dwelling type: Top-floor flat Reference number: 0656-2817-7750-8503-8505
 Date of assessment: 03 May 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 04 May 2017 Total floor area: 46 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	£ 2,448	£ 810

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings	
Lighting	£ 204 over 3 years	£ 102 over 3 years	You could save £ 810 over 3 years
Heating	£ 2,028 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Total	£ 2,448	£ 810	

These figures show how much the average household should 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 Internal or external wall insulation	£4,000 - £14,000	£ 648	Yes
2 Low energy lighting for all fixed outlets	£40	£ 50	Yes
3 Heating controls (room thermostat)	£300 - £450	£ 75	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home improvements and repay it in low.

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.