

Barcombe Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£500,000

- Three bedrooms
- Excellent finish

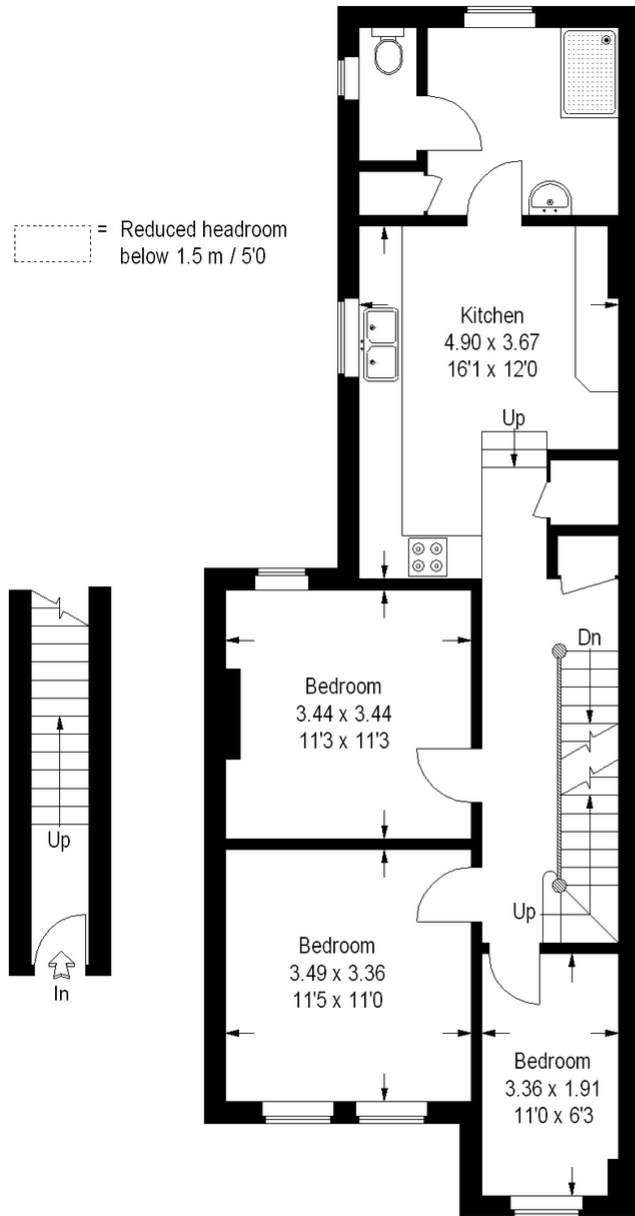


A three bedroom, split-level maisonette a short walk from the shops, bars and restaurants of Streatham Hill. The spacious accommodation (approx 1141 sq ft) is arranged over the first and second floor of this handsome period building. The first floor comprises three bedrooms, modern bathroom and the bright contemporary kitchen with the reception arranged over the entire top floor offering a lovely space for entertaining. There is also a wealth of built-in storage. Barcombe Avenue is just minutes from Streatham Hill Station with its excellent links to the City.

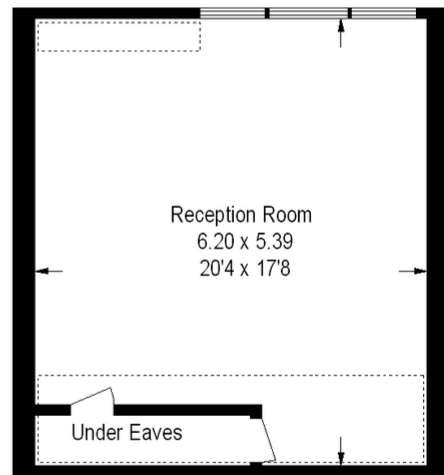
Barcombe Avenue



= Reduced headroom below 1.5 m / 5'0"



Approximate Gross Internal Area (Excluding Under Eaves) :-
104 sq m / 1119 sq ft
Under Eaves :- 2 sq m / 21 sq ft
Total :- 106 sq m / 1141 sq ft

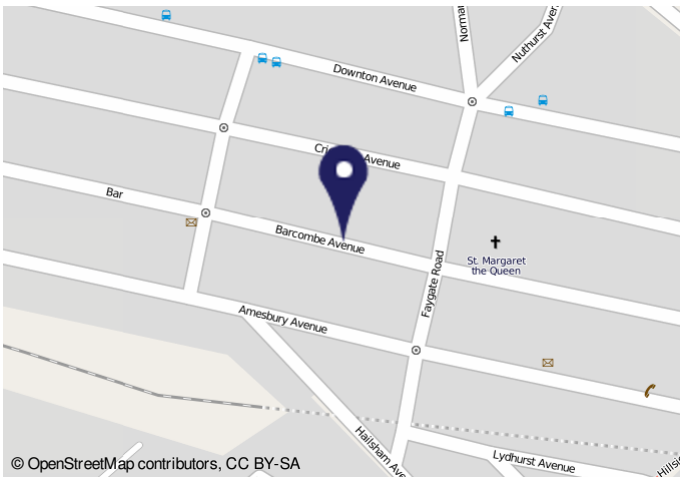


Ground Floor

First Floor

Second Floor

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.



Energy Performance Certificate

136, Barcombe Avenue
LONDON
SW2 3BB

Dwelling type: Top-floor flat
Date of assessment: 01 June 2011
Date of certificate: 01 June 2011
Reference number: 99279732-1000-0449-9906
Type of assessment: SAP
Total floor area: 75 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
45	55	65	70

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	240 kWh/m ² per year	209 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.0 tonnes per year
Lighting	£59 per year	£41 per year
Heating	£502 per year	£352 per year
Hot water	£73 per year	£73 per year

You could save up to **£99 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised energy efficiency heating periods, open hours, etc. that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or heating appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report must be given to the Energy Saving Trust to provide you with information on recommended energy-saving improvements.

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.