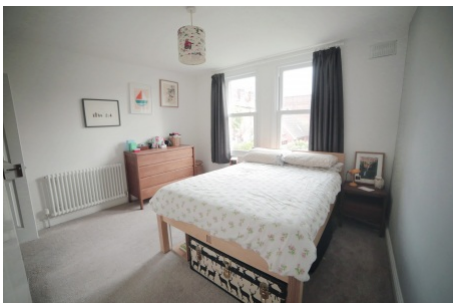


Pinfold Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£480,000

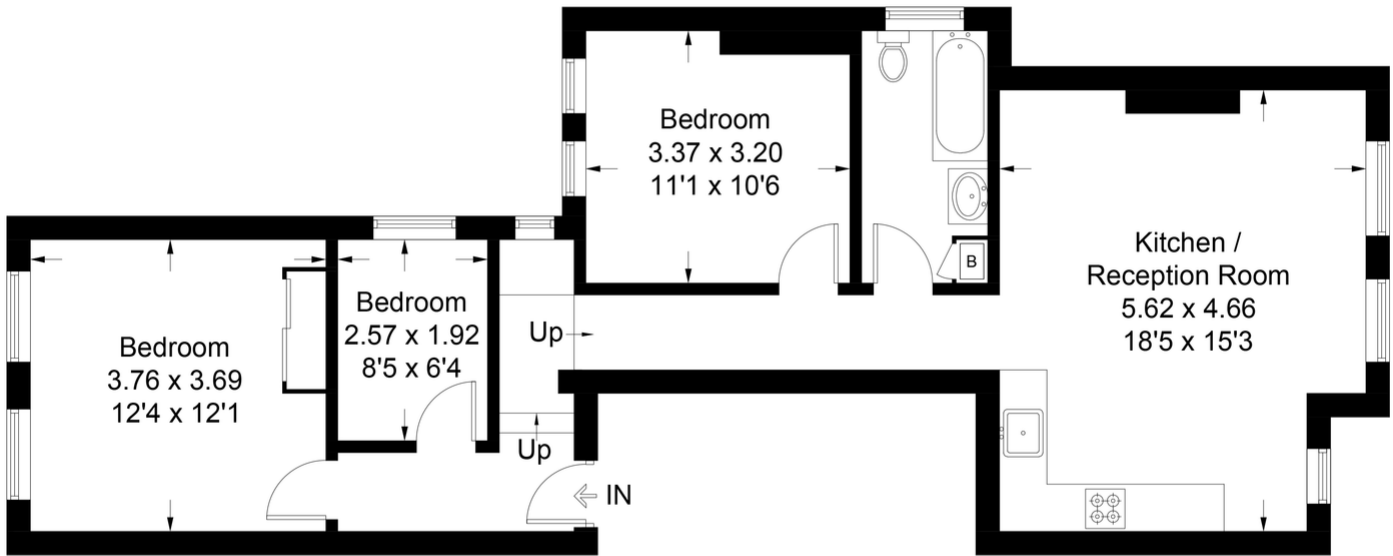
- Three bedroom flat
- Recently refurbished



A beautiful, recently refurbished period conversion. This first floor flat has been lovingly updated and comprises of three bedrooms, bathroom, a lovely South-facing open plan living area, and large loft space. The flat offers clever storage access in two areas. The property is situated immediately off Streatham High Road, giving the owner perfect convenience for shops, bars and restaurants. The nearest station is Streatham Hill, with direct access into London Bridge, Victoria and Clapham Junction. Numerous bus routes are also available to get in to and out of London. The owners of this property have found somewhere they wish to buy.

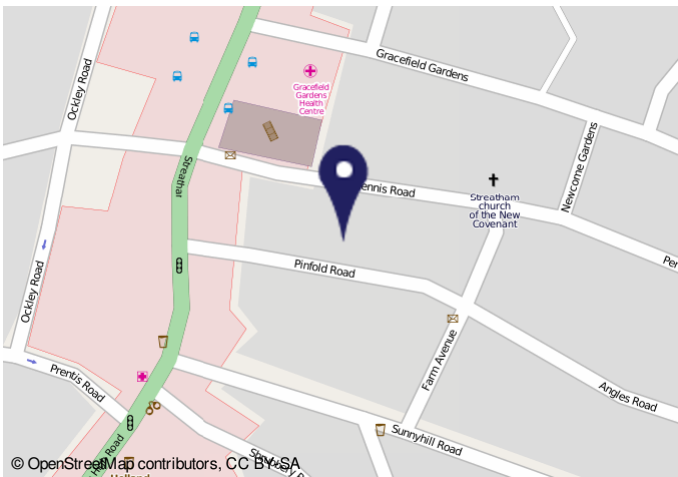
Pinfold Road

Approximate Gross Internal Area
73.1 sq m / 787 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. (ID349680)



Energy Performance Certificate HM Government

80 Pinfold Road, LONDON, SW16 2SN
Dwelling type: Mid-floor flat
Date of assessment: 21 June 2013
Date of certificate: 24 June 2013

Reference number: 8527-7226-1840-1059-1922
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 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	£ 1,557	£ 573

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 174 over 3 years	£ 126 over 3 years
Heating	£ 1,071 over 3 years	£ 525 over 3 years
Hot Water	£ 312 over 3 years	£ 233 over 3 years
Totals	£ 1,557	£ 884

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

This 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	£ 246	Yes
2 Draught proofing	£80 - £120	£ 20	Yes
3 Low energy lighting for all fixed outlets	£10	£ 42	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and the actions you could take today to save money visit www.gov.uk/energy-guidance or call 0300 123 1234 (national landline only). 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.