

## Montrell Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

**£580,000**

- **Stunning garden flat**
- **Two bedroom, two bathroom**



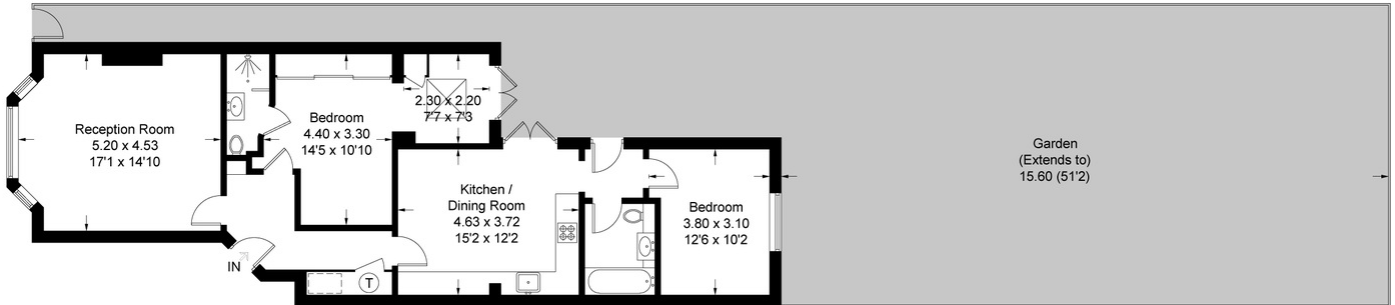
This is a really desirable property with two large double bedrooms, high ceilings, original features and a magnificent private garden. The main bedroom has an en suite bathroom and a charming dressing area with door onto the garden which can also be accessed from the large kitchen dining room. With Streatham Hill Station to the South, Brixton Underground to the North and Clapham to the West there are excellent routes into the city and a wide variety of shops, bars and restaurants nearby.

# Montrell Road

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft  
 Reduced Headroom = 0.6 sq m / 6 sq ft  
 Total = 90.8 sq m / 977 sq ft

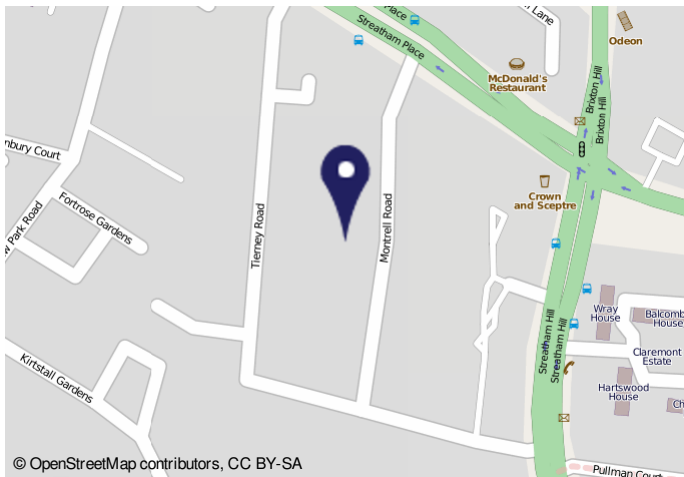


= Reduced headroom below 1.5m / 5'0"



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. (ID352031)



**Energy Performance Certificate**

40a Montrell Road, LONDON, SW2 4QB  
 Dwelling type: Ground floor flat  
 Date of assessment: 08 August 2017  
 Date of certificate: 21 August 2017

Reference number: 0568-0077-7208-5133-4944  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 83 m<sup>2</sup>

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:** **£ 2,361**

**Over 3 years you could save** **£ 687**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 177 over 3 years	You could save <b>£ 687</b> over 3 years
Heating	£ 1,650 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 408 over 3 years	£ 414 over 3 years	
<b>Total</b>	<b>£ 2,361</b>	<b>£ 1,674</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£ 333	
2 Floor insulation (suspended floor)	£300 - £1,200	£ 111	
3 Draught proofing	£80 - £120	£ 18	

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 504 (national toll-free). The Green Deal may enable you to make your home warmer and cheaper to run.

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**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.