

Norwood Road, Streatham SE27

Tenure: Leasehold Borough: Lambeth

£230,000

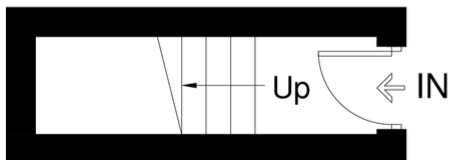
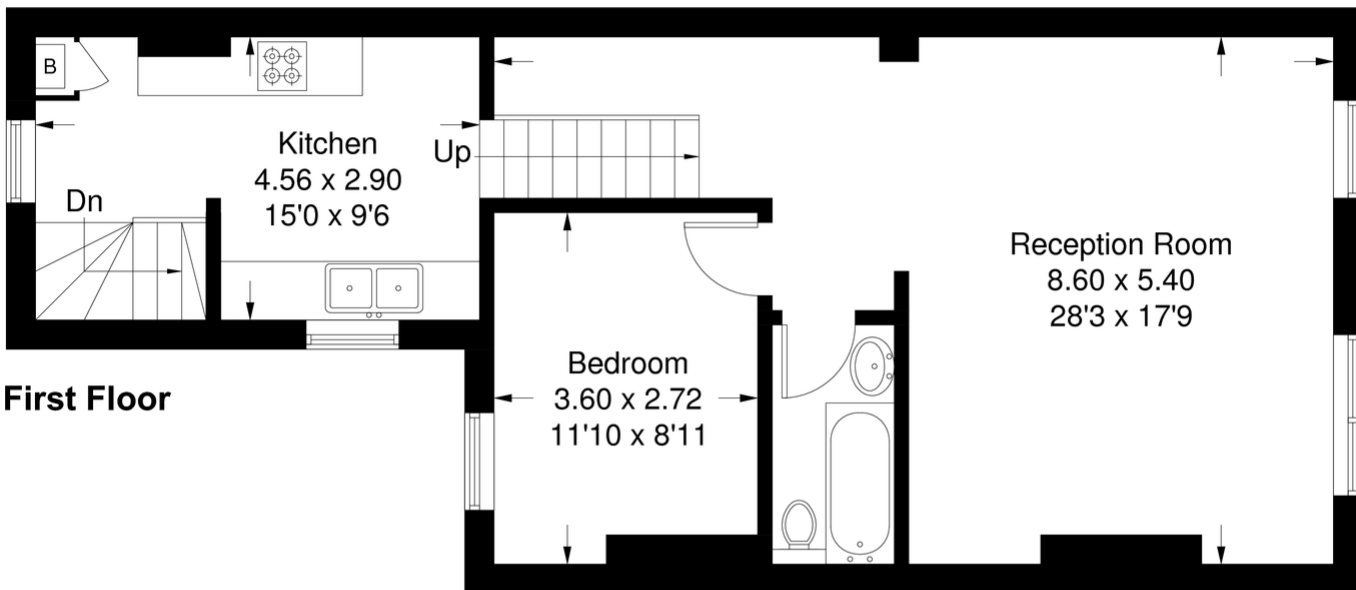
- **CASH BUYERS ONLY**
- **Directly opposite Tulse Hill Station**



A spacious one bedroom first floor flat, above commercial premises close to amenities and opposite Tulse Hill Station. The flat is bright and refurbished with no chain. Tulse Hill Station which is directly opposite and offers routes into Victoria and London Bridge as well as bus routes on your doorstep.

Norwood Road

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft



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. (ID352986)



Energy Performance Certificate		
Flat 2, 174 Norwood Road, LONDON, SE27 9AZ Dwelling type: Top-floor flat Date of assessment: 29 November 2016 Date of certificate: 30 November 2016 Reference number: 8306-7720-4030-4851-3928 Type of assessment: RdSAP, existing dwelling Total floor area: 61 m ²		
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 making improvement measures		
Estimated energy costs of dwelling for 3 years:		£ 2,979
Over 3 years you could save		£ 411
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 132 over 3 years	£ 132 over 3 years
Heating	£ 1,347 over 3 years	£ 936 over 3 years
Hot Water	£ 1,500 over 3 years	£ 1,500 over 3 years
Totals	£ 3,979	£ 2,568
		Potential future savings You could save £ 411 over 3 years
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 energy efficient: lower rating scale A B C D E F G The higher the rating the lower your fuel bills are likely to be.	Current: G Potential: C	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
1 Increase loft insulation to 270 mm	£100 - £300	£ 72
2 Internal or external wall insulation	£4,000 - £14,000	£ 342
To find out more about the recommended measures and how much you could save, visit www.gov.uk/energy-guidance-calculator or call 0800 133 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper in the long term.		

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.