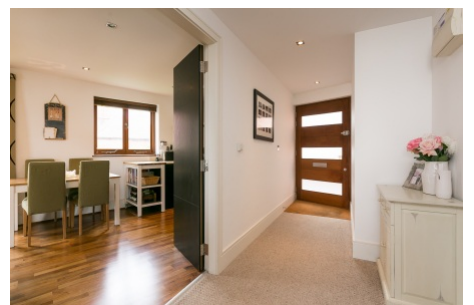


## Ockley Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£500,000**

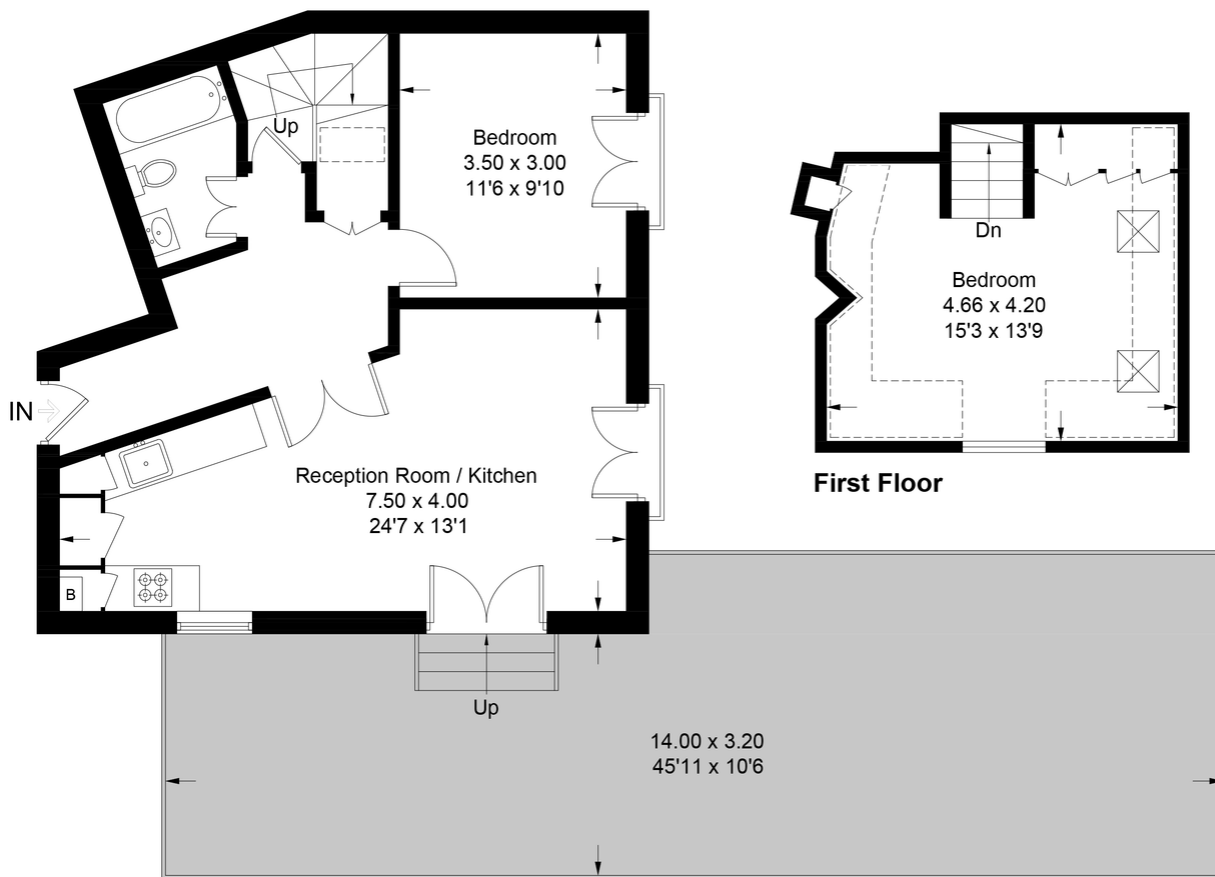
- Two double bedroom maisonette
- Private garden



A beautifully decorated two double bedroom maisonette with private garden. The property is in excellent condition and the living space is open plan with kitchen, dining and seating areas. There are patio doors leading straight out from the living space in to the private garden with part decking, lawn and with a bbq area. The property is located just off Streatham High Road with its array of shops, bars and restaurants. Tooting Common is at the end of the road and Virgin Active Gym is situated yards away. Streatham Hill and Streatham mainline stations are the closest with access in to Victoria, Clapham Junction, London Bridge and the City. There are also numerous buses with routes in to Brixton and central London.

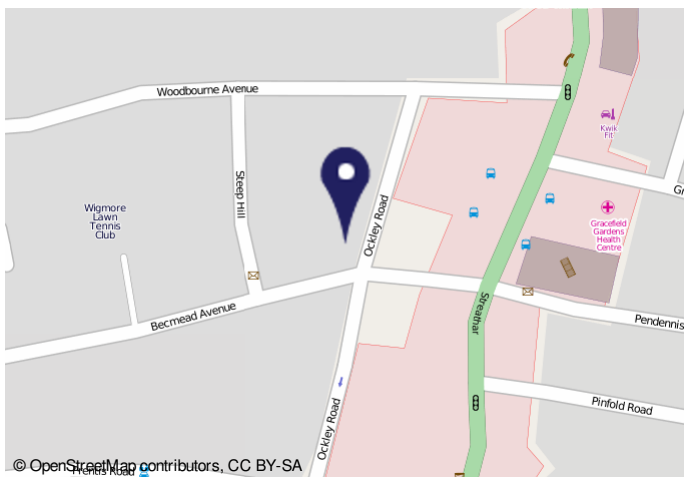
# Ockley Road

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft  
 Reduced Headroom = 7.1 sq m / 77sq ft  
 Total = 71.4 sq m / 769 sq ft



## 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. (ID353989)



**Energy Performance Certificate**

Flat 6  
 6c, Ockley Road  
 LONDON  
 SW16 1UG

Building type: Top floor flat  
 Date of assessment: 13 Aug 2010  
 Date of certificate: 13 Aug 2010  
 Reference number: 9879-5224386-7160-6960  
 Type of assessment: SAP, new dwelling  
 Total floor area: 52 m<sup>2</sup>

This home's performance is rated in terms of the average use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B2	B3
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales 2009/10 EPC  
 England & Wales 2009/10 EPC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	151 kWh/m <sup>2</sup> per year	147 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year	
Lighting	£26 per year	£27 per year	
Heating	£227 per year	£225 per year	
Hot water	£81 per year	£81 per year	

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety expenses. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for low energy saving alternatives like when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to view other energy labels and other information to help make your home more energy efficient, call 0800 552 012 or visit [www.openmarket.org.uk](http://www.openmarket.org.uk)

**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.