

Canmore Gardens, Streatham SW16

Tenure: Freehold Borough: Lambeth

£500,000

- Three/four bedroom house
- No chain



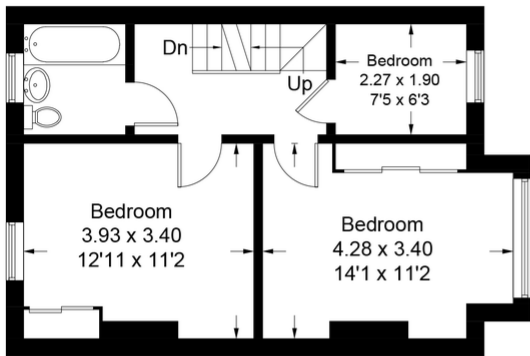
A lovely three/four bedroom family home situated on Canmore Gardens. The property has a south easterly facing garden mostly laid to lawn. There are two reception rooms on the ground floor with a modern kitchen leading out on the garden. Canmore Gardens is just off from Streatham Vale and close to Streatham Common overground station with direct routes to Victoria, London Bridge, Clapham Junction and East Croydon. There are a wide variety of shops, bars and restaurants close by. Streatham High Road and Streatham Hub development are within one mile in terms of distance. Streatham Common and The Rookery are also close by. This property is being sold with no onward chain.

Canmore Gardens

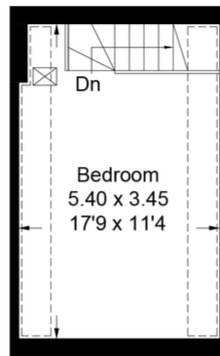
Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft
 Reduced Headroom = 6.4 sq m / 69 sq ft
 Total = 111.9 sq m / 1205 sq ft



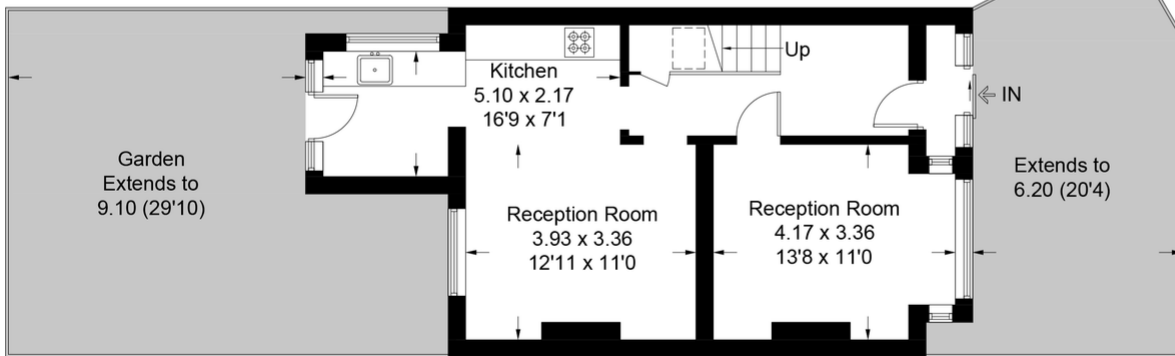
= Reduced headroom below 1.5m / 5'0"



First Floor

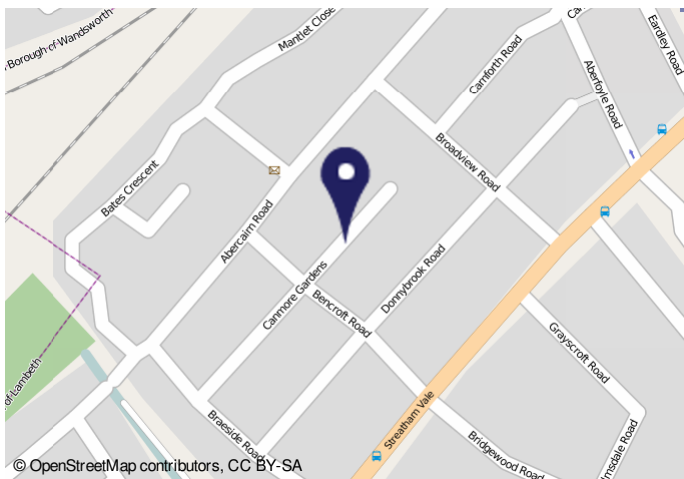


Second Floor



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. (ID356678)



Energy Performance Certificate HM Government

56, Canmore Gardens, LONDON, SW16 5BD
 Dwelling type: End-terrace house
 Date of assessment: 24 June 2016
 Date of certificate: 27 June 2016
 Reference number: 05412854-7064-6626-6201
 Type of assessment: RdSAP existing dwelling
 Total floor area: 105 sq m

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: £ 3,765
Over 3 years you could save: £ 1,881

Estimated energy costs of this home		Potential costs	
Current costs	Over 3 years	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 166 over 3 years	You could save £ 1,881 over 3 years
Heating	£ 3,045 over 3 years	£ 1,452 over 3 years	
Hot Water	£ 351 over 3 years	£ 227 over 3 years	
Total	£ 3,765	£ 1,846	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, 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 shown here 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. Room-in-roof insulation	£1,500 - £2,700	£ 504	
2. Internal or external wall insulation	£3,000 - £14,000	£ 915	
3. Floor insulation (suspended floor)	£300 - £1,200	£ 108	

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 to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (not an official site). 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.