

## Tierney Road, Streatham SW2

Tenure: Share of Freehold Borough: Lambeth

**£450,000**

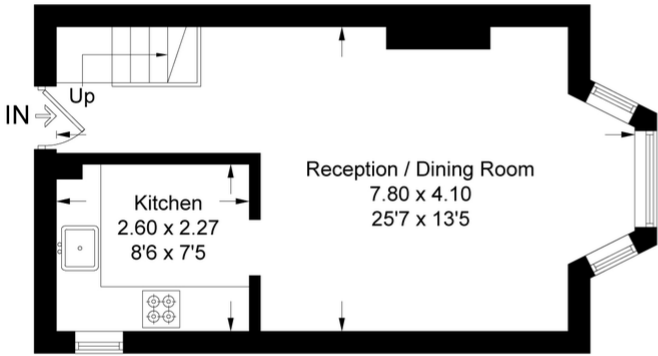
- Spacious two bedroom flat
- Shared rear garden



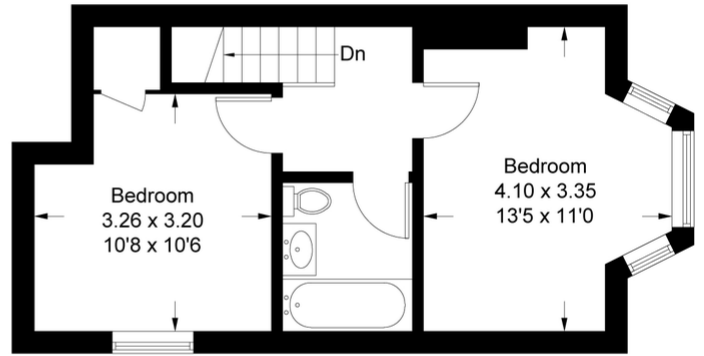
A spacious two bedroom split level flat in a converted period building. The flat is on a popular road and has the benefit of shared rear garden and bright accommodation from large windows. To the north is Brixton Hill underground, and to the south is Streatham Hill over ground station both of which give quick routes into the city, as well as the many bus services at the top of the road. Shops, bars and restaurants are nearby this quiet residential street.

# Tierney Road

Approximate Gross Internal Area  
61.9 sq m / 666 sq ft



First Floor



Second 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. (ID357724)



**Energy Performance Certificate**

Flat 4, 22 Tierney Road, LONDON, SW2 4QR  
 Dwelling type: Top floor flat  
 Date of assessment: 29 July 2017  
 Date of certificate: 29 July 2017  
 Reference number: 8773-7123-6520-1315-1922  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 66 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:** **£ 2,028**  
**Over 3 years you could save** **£ 876**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 256 over 3 years	£ 144 over 3 years	You could save <b>£ 876</b> over 3 years
Heating	£ 1,498 over 3 years	£ 729 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
<b>Total</b>	<b>£ 2,028</b>	<b>£ 1,143</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 heating appliances like TVs, computers and sockets, 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 to save energy 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	£ 603	
2 Draught proofing	£80 - £120	£ 18	
3 Low energy lighting for all fixed outlets	£25	£ 52	

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 to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 122 1224 (texted option only). 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.