

Riggindale Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£400,000

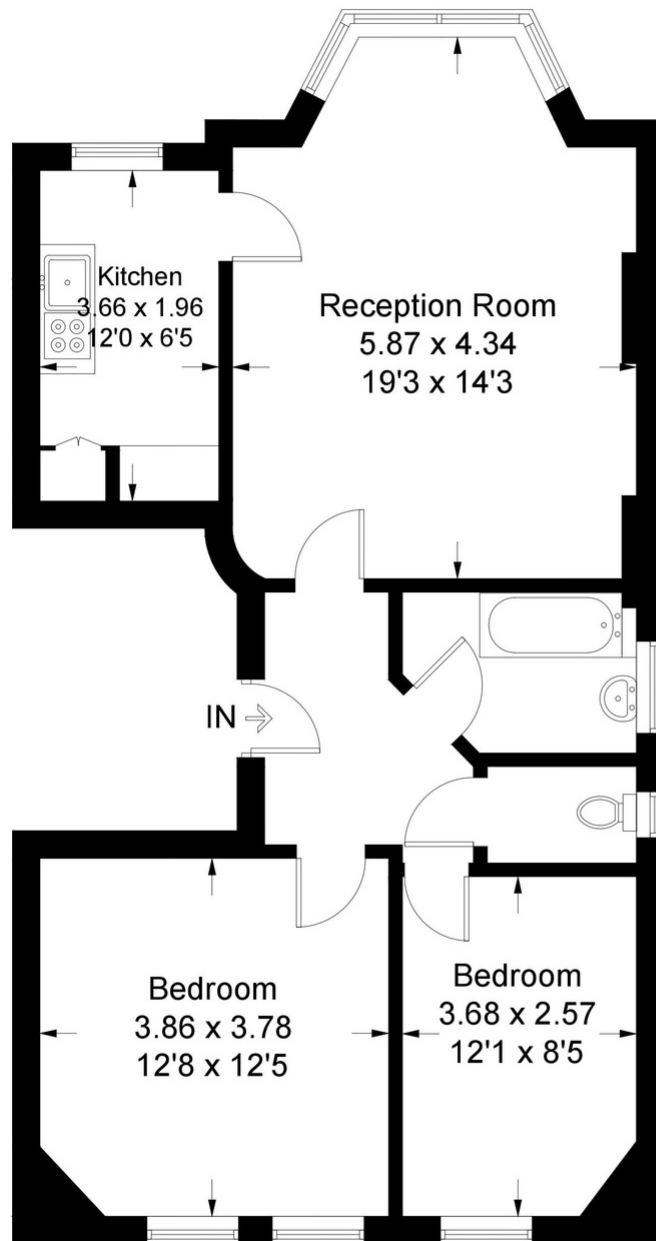
- **First Floor Flat**
- **Two Bedrooms**



A lovely first floor two double bedroom flat with high ceilings and many original features in a handsome converted period building. The flat feels light and spacious and is available with no ongoing chain. Tooting Bec common is at the top of the road with large parkland and Streatham station is not much further giving access to the city centre. There are also a host of shops bars and restaurants on the high road and the Hub development including leisure centre and large supermarket.

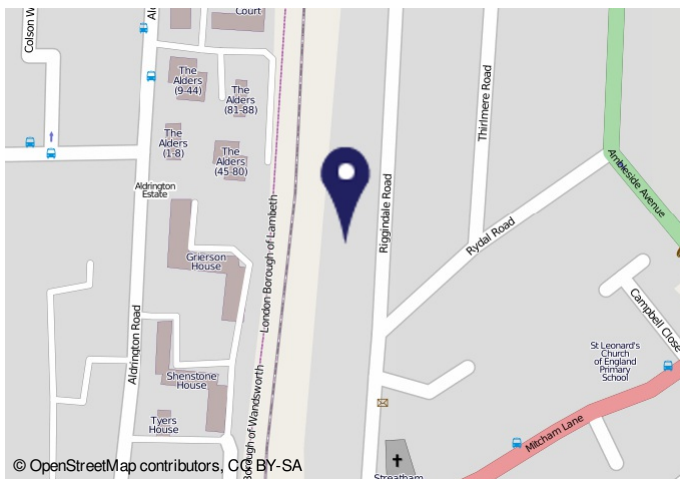
Riggingdale Road

Approximate Gross Internal Area Total = 68.7 sq m / 739 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID360639)



Energy Performance Certificate

5th, Riggingdale Road, LONDON, SW16 1UJ
 Dwelling type: Mid-floor flat
 Date of assessment: 31 March 2014
 Date of certificate: 01 April 2014

Reference number: 8454-7627-2680-2185-6978
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 68 m²

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: **£ 2,235**
Over 3 years you could save **£ 828**

Estimated energy costs of this home		Potential future savings	
Current costs	Over 3 years	Potential costs	Over 3 years
Lighting	£ 165	£ 168	£ 3
Heating	£ 1,863	£ 969	£ 894
Hot Water	£ 207	£ 276	£ 69
Total	£ 2,235	£ 1,467	£ 768

Energy Efficiency Rating

How energy efficient is your home? 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 recommended measures 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 money. The EPC rating shows how to save energy and money. The EPC rating shows how to save energy and money.

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	£ 672	
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,000	£ 156	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 543 2284 (weekend/late evening). 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.