

The High, Streatham Hill SW16

Tenure: Borough: Lambeth

Offers in excess of £275,000

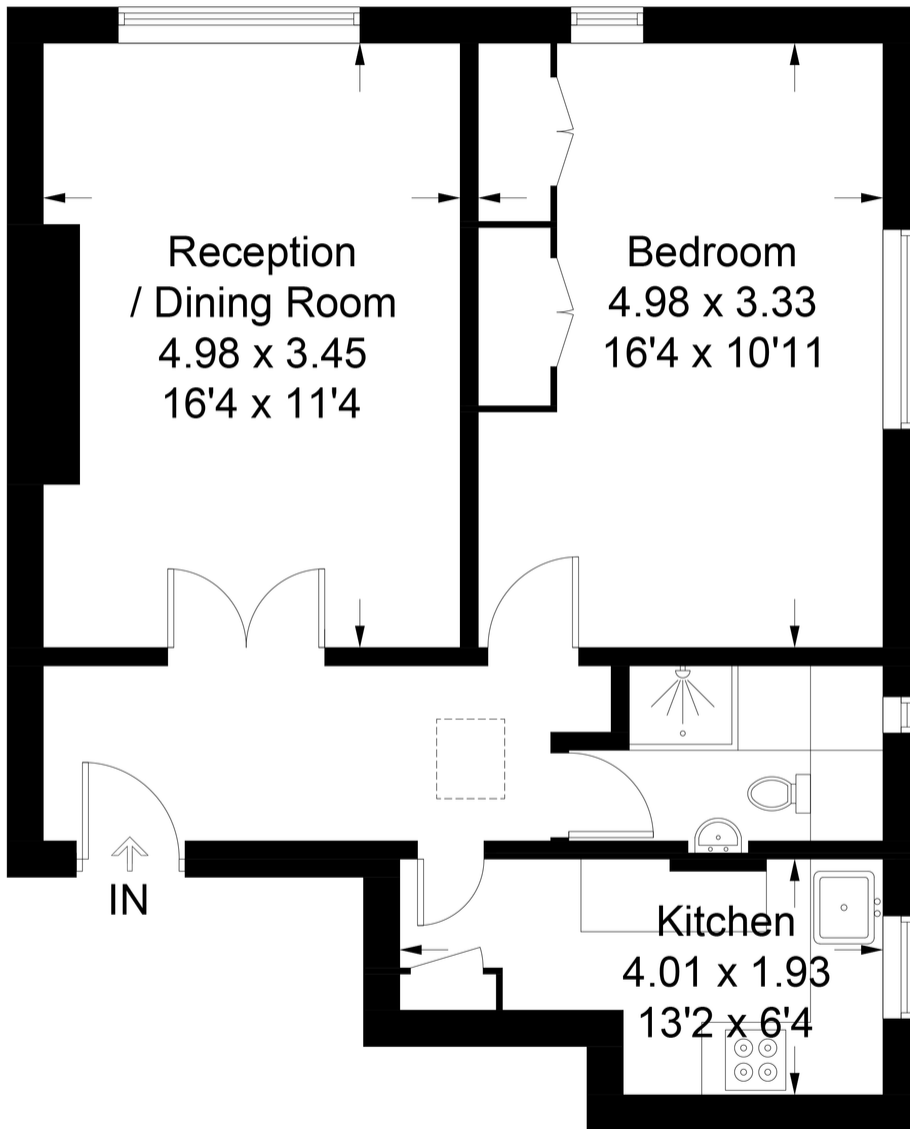
- One bedroom
- Attractive mansion block



A beautifully presented one bed flat in an attractive mansion block on the High Road with stunning views across London. The accommodation is spacious, light and situated on the top floor. There is a telephone entry phone system and lift within the block. The bus stop outside gives immediate access to the city via numerous bus routes and Streatham Hill station offers direct access to Victoria, London Bridge and Clapham Junction. There are also many shops bars and restaurants close by.

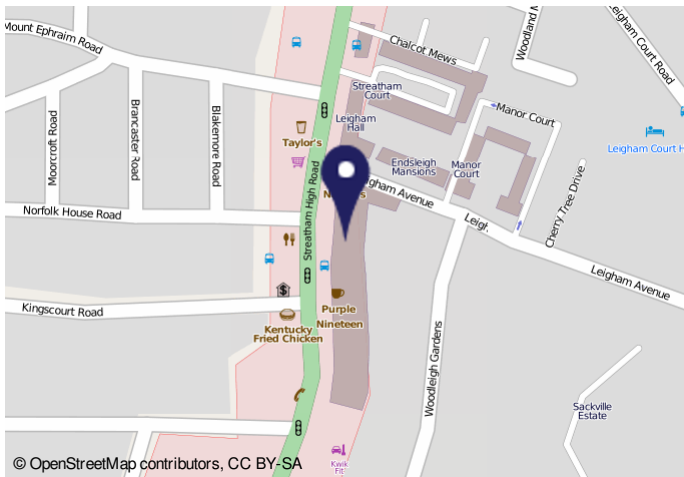
The High

Approximate Gross Internal Area Total = 53.1 sq m / 571 sq ft



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID366604)



Energy Performance Certificate HM Government

Flat 109 The High, Streatham High Road, LONDON, SW16 1EZ
 Dwelling type: Top-floor flat
 Date of assessment: 08 June 2012
 Date of certificate: 09 June 2012
 Reference number: 8202-6326-0410-9618-0906
 Type of assessment: RdSAP existing dwelling
 Total floor area: 52 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: £ 2,310
Over 3 years you could save: £ 810

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 142 over 3 years	£ 95 over 3 years	You could save £ 810 over 3 years
Heating	£ 1,869 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 249 over 3 years	£ 126 over 3 years	
Total	£ 2,310	£ 1,508	

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current: D (67) Potential: C (77)

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 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 315	
2 Draught proofing	£80 - £120	£ 28	
3 Low energy lighting for all fixed outlets	£15	£ 50	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and actions you could take today to save money visit www.gov.uk/energy-guidance or call 0300 123 1234 (national landline only). 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.