

Tooting Bec Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£300,000

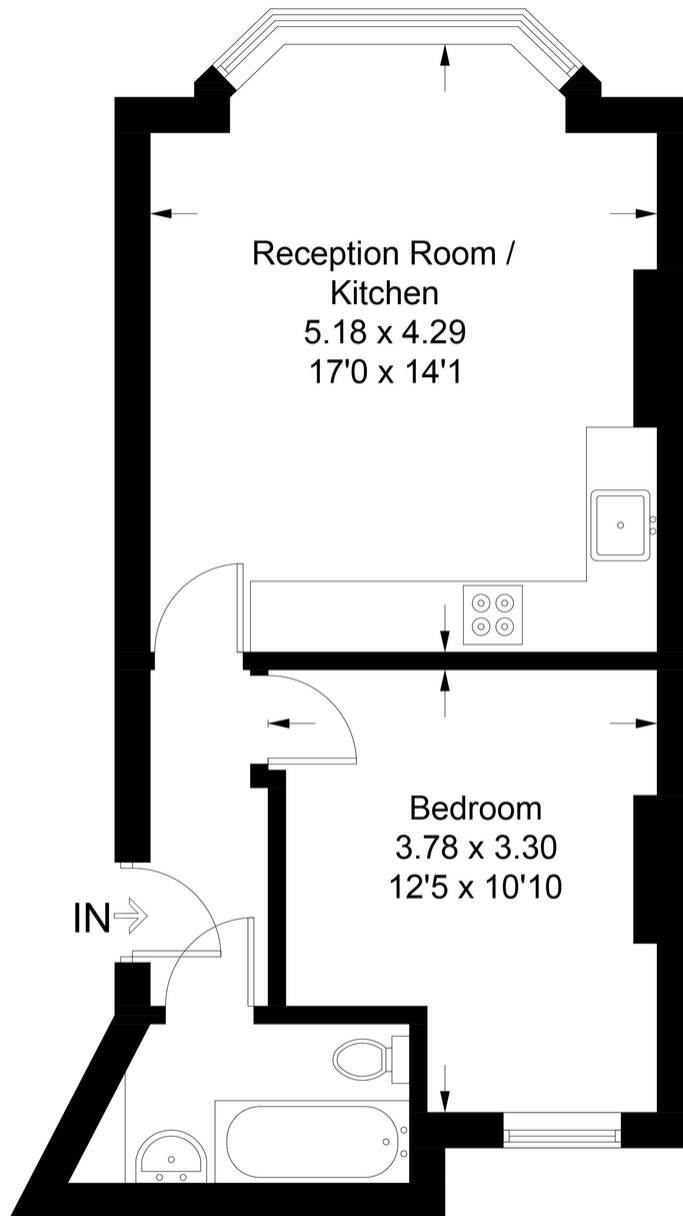
- One bedroom period conversion
- Well presented



This charming one bedroom conversion is presented in excellent condition and is being sold with no chain. It is a short walk from Streatham Station and also offers easy access to the Northern Line at Tooting Bec.

Tooting Bec Gardens

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID367371)



Energy Performance Certificate																			
<p>Fig A 27 Tooting Bec Gardens LONDON SW16 12Y</p>																			
<p>Dwelling type: Ground floor flat Date of assessment: 21 September 2011 Date of certificate: 28 September 2011 Reference number: 0996-200-612-84224-8271 Type of assessment: RdSAP, existing dwelling Total floor area: 42 m²</p>																			
<p>This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.</p>																			
<p>Energy Efficiency Rating</p> <table border="1"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td>A</td> <td>B</td> </tr> <tr> <td>B</td> <td>C</td> </tr> <tr> <td>C</td> <td>D</td> </tr> <tr> <td>D</td> <td>E</td> </tr> <tr> <td>E</td> <td>F</td> </tr> <tr> <td>F</td> <td>G</td> </tr> <tr> <td>G</td> <td></td> </tr> </table>		Current	Potential	A	B	B	C	C	D	D	E	E	F	F	G	G			
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<p>England & Wales EU Directive 2002/91/EC</p> <p>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.</p>																			
<p>England & Wales EU Directive 2002/91/EC</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.</p>																			
<p>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</p> <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>450 kWh/m² per year</td> <td>347 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>3.4 tonnes per year</td> <td>2.6 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£27 per year</td> <td>£23 per year</td> </tr> <tr> <td>Heating</td> <td>£504 per year</td> <td>£354 per year</td> </tr> <tr> <td>Hot water</td> <td>£70 per year</td> <td>£52 per year</td> </tr> </tbody> </table>			Current	Potential	Energy use	450 kWh/m ² per year	347 kWh/m ² per year	Carbon dioxide emissions	3.4 tonnes per year	2.6 tonnes per year	Lighting	£27 per year	£23 per year	Heating	£504 per year	£354 per year	Hot water	£70 per year	£52 per year
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<p>You could save up to £142 per year</p>																			
<p>The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, replacement or safety inspections. Always check the specific date because fuel prices can change over time and energy saving recommendations will evolve.</p>																			
<p>It is recommended to use the Energy Saving Trust Recommended sign when buying energy efficient products. It's a quick and easy way to verify the Real energy efficient products on the market.</p>																			
<p>This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.</p>																			

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.