

Romeyn Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£350,000

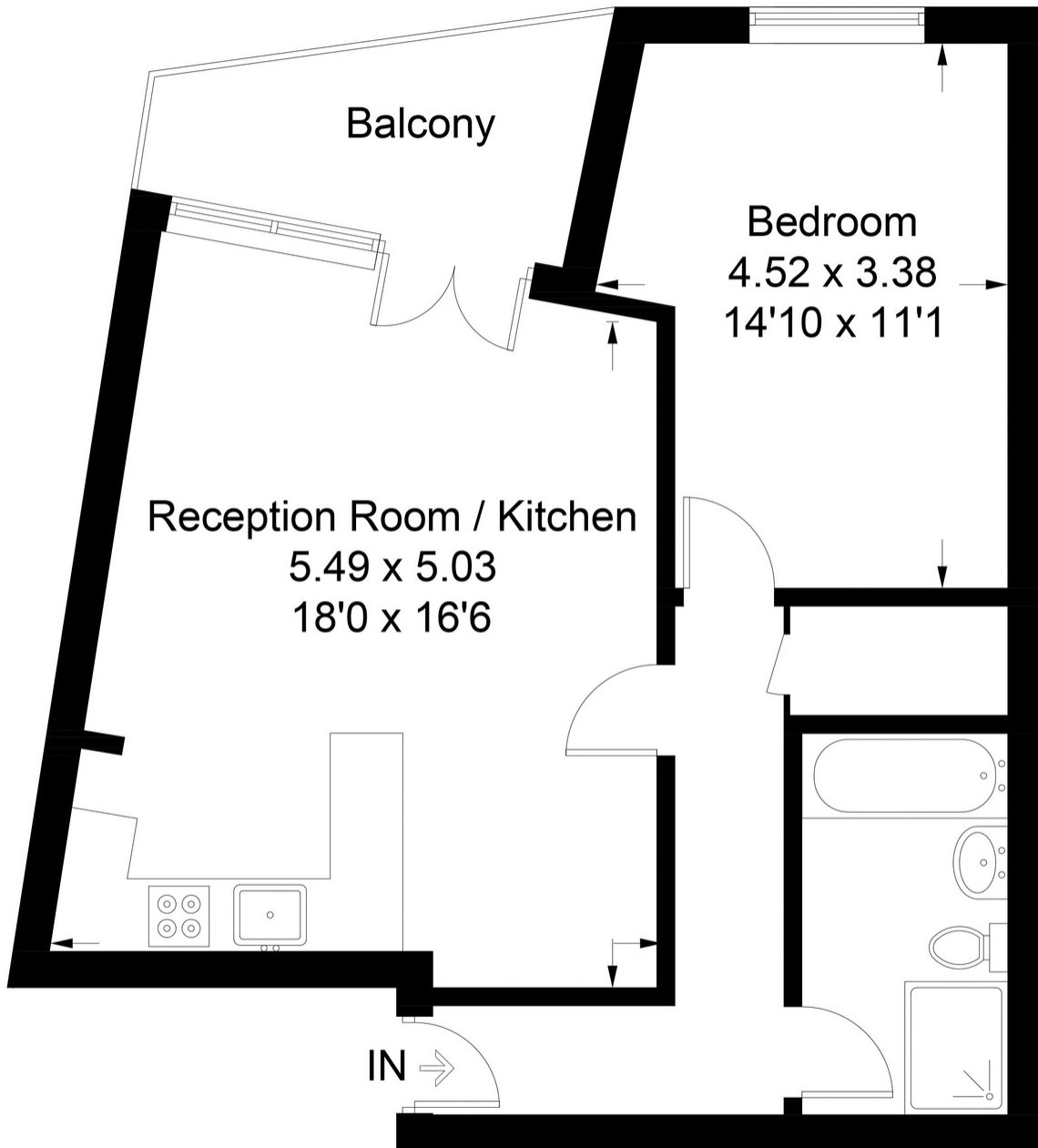
- Spacious one bedroom flat
- Gated property



A lovely spacious one bed flat on the first floor of this modern development. The flat includes a large open plan living area, balcony, bathroom with separate shower and bath and good space for storage. The property is in good condition. The location is convenient for both Tulse Hill and Streatham Hill connections with direct routes in to the City, London Bridge and Victoria. There is a park close by called Hillside Gardens.

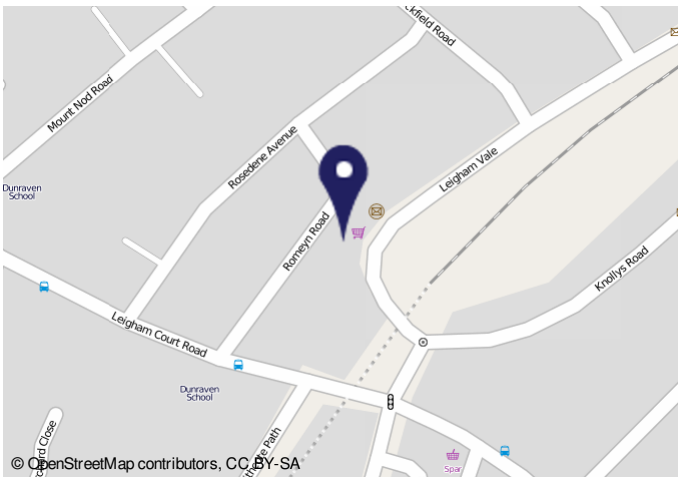
Highview

Approximate Gross Internal Area Total = 54.7 sq m / 589 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 369794)



Energy Performance Certificate

Flat 16, 26, Rosekera Road
LONDON
SW15 2NL

Dwelling type: Mid floor flat
Date of assessment: 26 November 2008
Date of certificate: 27 November 2008
Reference number: 2968-6913-6209-5948-9090
Total floor area: 54 sqm

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

England & Wales (EU Directive 2002/91/EC)

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.

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.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
Current		Potential	
Energy use	119 kWh/m ² per year	107 kWh/m ² per year	107 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.6 tonnes per year	1.6 tonnes per year
Lighting	£53 per year	£55 per year	£55 per year
Heating	£134 per year	£136 per year	£136 per year
Hot water	£58 per year	£58 per year	£58 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to E3 to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out what other advice is available to help make your home more energy efficient, call 0800 512 512 or visit www.energyratingtrust.org.uk/home

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.