

Ridley Court, Streatham Common SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

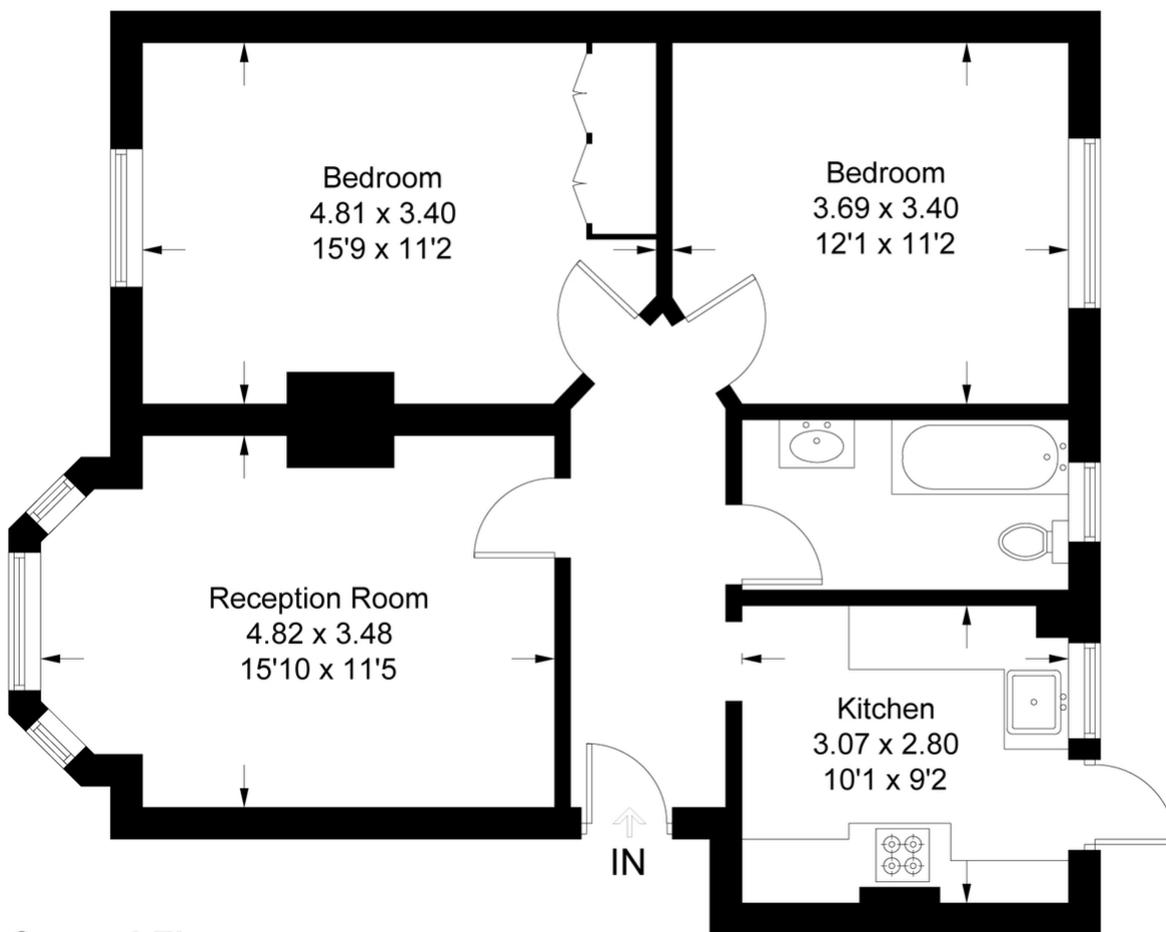
- Two bedrooms
- Spacious flat



A lovely and very spacious two bedroom flat on this popular street, ideally positioned between Streatham Common, Streatham Station and Streatham common station. The flat is well presented with lovely original parquet floors. There is also modern kitchen and bathroom and lovely large reception. Ridley Court is well looked after and available to view now.

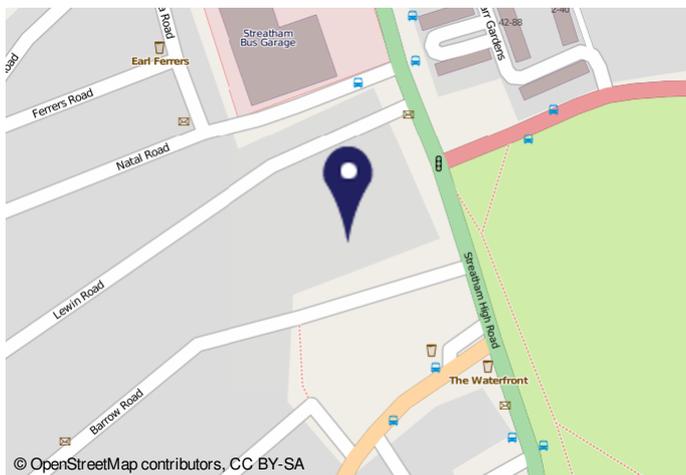
Ridley Court

Approximate Gross Internal Area
67.4 sq m / 725 sq ft



Ground 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. (ID373134)



Energy Performance Certificate

Flat 4 Ridley Court, Barrow Road, LONDON, SW16 5NF
 Dwelling type: Ground floor flat Reference number: 9485-1017-7202-0201-2914
 Date of assessment: 18 February 2015 Type of assessment: RUSAP existing dwelling
 Date of certificate: 19 February 2015 Total floor area: 64 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: **£ 2,232**
Over 3 years you could save **£ 705**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 117 over 3 years	You could save £ 705 over 3 years
Heating	£ 1,885 over 3 years	£ 1,089 over 3 years	
Hot Water	£ 121 over 3 years	£ 121 over 3 years	
Total	£ 2,222	£ 1,327	

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 running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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	£ 423	Yes
2 Floor insulation	£800 - £1,200	£ 158	Yes
3 Low energy lighting for all fixed outlets	£ 25	£ 91	Yes

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home repairs and improve its lot.

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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.