

Ashlake Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

- Large one bedroom conversion flat (approx. 866 sq ft)
- No onward chain



A fabulous large conversion flat (approx. 866 sq ft) with a loft room that could be converted to second bedroom or used as workspace. The flat is presented in good order and has large bedroom, reception, bathroom and separate kitchen. Ashlake Road is a lovely quiet street, brilliantly located a couple of minutes walk from Streatham Station and the new Marks and Spencer's Food Hall and Aldi supermarket. Offered with no onward chain.

Approximate Gross Internal Area
 [Solid black] = 70 sq m / 754 sq ft
 Approximate Eaves Space
 [Cross-hatched] = 10.4 sq m / 112 sq ft
 Total Areas Shown on Plan
 80.4 sq m / 866 sq ft

Ashlake Road

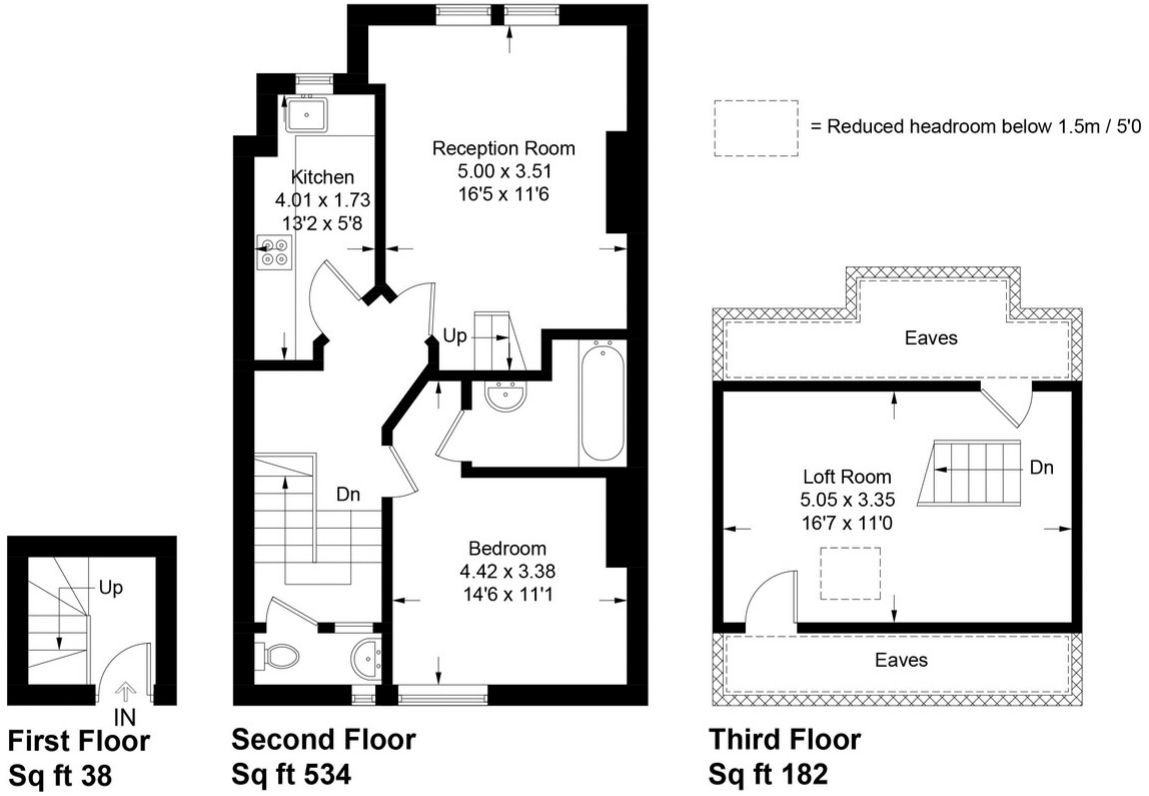
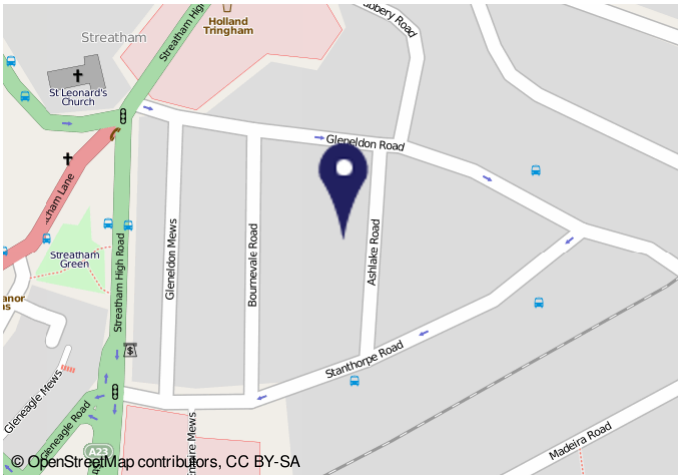


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 373970)



Energy Performance Certificate HM Government

Top Floor Flat, 21 Ashlake Road, LONDON, SW16 2BB
 Dwelling type: Top floor flat Reference number: 8804-1120-5120-0427-2823
 Date of assessment: 22 August 2012 Type of assessment: RdSAP existing dwelling
 Date of certificate: 23 August 2012 Total floor area: 48 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,515
Over 3 years you could save:	£ 465

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 90 over 3 years	You could save £ 465 over 3 years
Heating	£ 1,131 over 3 years	£ 741 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Total	£ 1,515	£ 1,050	

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 Increase loft insulation to 270 mm	£100 - £300	£ 61	Yes
2 Internal or external wall insulation	£2,000 - £14,000	£ 256	Yes
3 Draught proofing	£00 - £200	£ 21	Yes

See page 3 for a full list of recommendations for this property.

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 512 012. Unrated external walls. 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.