

Knollys Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£299,950

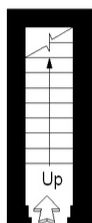
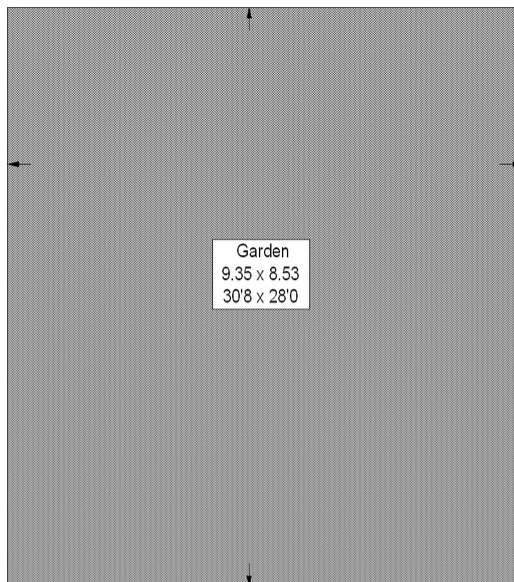
- One bedroom
- Private section of garden at the rear



A pretty one bedroom top floor flat in a converted period house. The flat is in good decorative order and has charm and character. At the rear of the house is a private section of garden. Streatham Hill, Tulse Hill and West Norwood stations are within walking distance offering alternative routes into the city and nearby are Streatham High Road and the High Road between West Norwood and Tulse Hill offering a wide variety of bars, restaurants and shops.

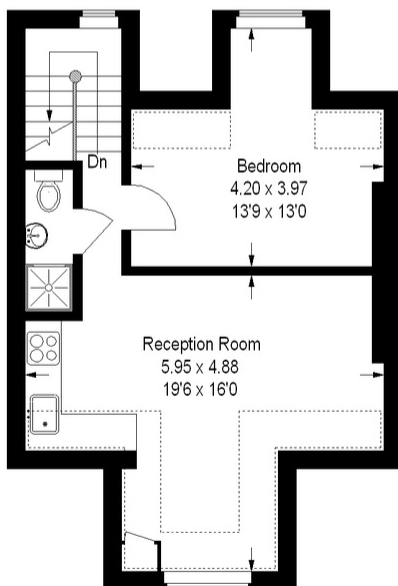
Knollys Road

Approximate Gross Internal Area
(Excluding Reduced Headroom) :-
45 sq m / 484 sq ft
Reduced Headroom :- 7 sq m / 75 sq ft
Total :- 52 sq m / 560 sq ft



First Floor

(Not Shown In Actual Location/ Orientation)



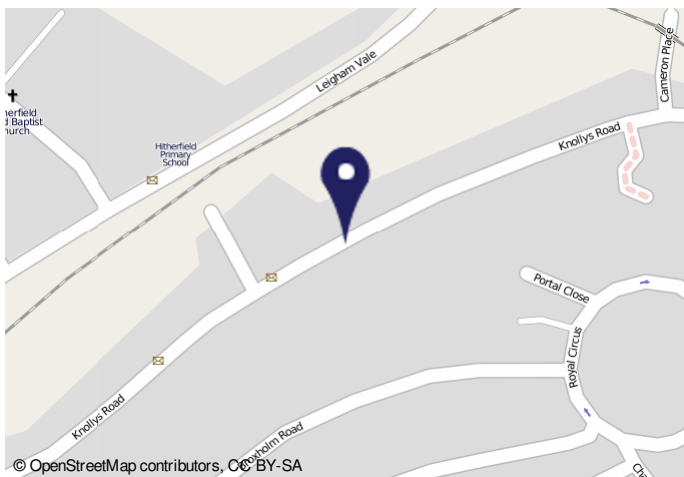
Garden



= Reduced headroom below 1.5 m / 5'0

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID30314)



Energy Performance Certificate			
Energy Efficiency Rating 		Environmental Impact (CO2) Rating 	
England & Wales 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 bills are likely to be.		England & Wales The environmental impact rating is a measure of the 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 (CO2) emissions and fuel costs of this home			
	Current	Potential	
Energy use	500 kWh/year per year	418 kWh/year per year	
Carbon dioxide emissions	4.0 tonnes per year	3.0 tonnes per year	
LMP/m²	£86 per year	£72 per year	
Heating	£519 per year	£514 per year	
Hot water	£66 per year	£70 per year	
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 saving conditions (heating periods, room temperatures, etc.) that are the same for all homes. They do not include the impacts of the fuels used for cooking or running appliances, such as TVs, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.			
Remember to look for the energy saving recommended tags when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.			
This EPC and environmental impact report must be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.			

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.