

## 90-91 Leigham Vale, Tulse Hill SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £250,000**

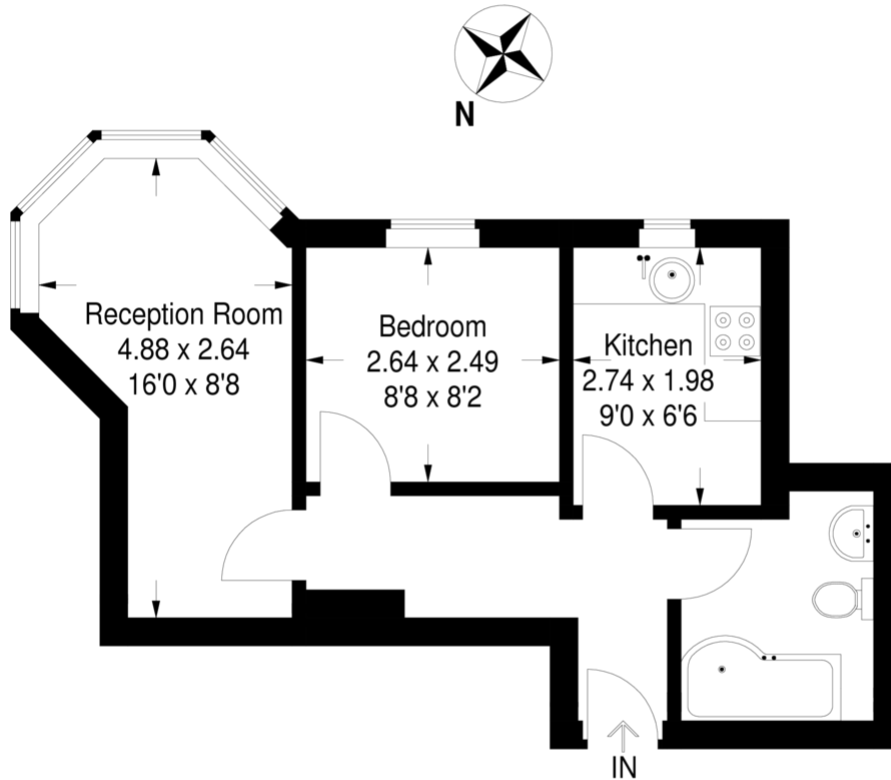
- Lovely one bedroom flat
- Very close to Tulse Hill station



An excellent one bedroom conversion flat a short walk from Tulse Hill station and the excellent amenities of Streatham Hill. The property is presented in excellent order throughout and comprises double bedroom, modern bathroom and kitchen and excellent reception room with stunning window that forms part of the buildings turret.

# Leigham Vale

Approximate Gross Internal Area  
34.9 sq m / 376 sq ft



## First 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. (ID133295)



Energy Performance Certificate			
Flat 3 90-91 Leigham Vale LONDON SW16 2JG		Dwelling type: Mid-floor flat Date of certificate: 08 June 2009 Date of assessment: 04 June 2009 Reference number: 018-0205-6460-0301-0391 Total floor area: 31 sqm	
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 (CO <sub>2</sub> ) emissions.			
<b>Energy Efficiency Rating</b>		<b>Environmental Impact Rating (CO<sub>2</sub>)</b>	
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 (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	368 kWh/m <sup>2</sup> per year	340 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	2.0 tonnes per year	1.8 tonnes per year	
Lighting	£52 per year	£15 per year	
Heating	£262 per year	£208 per year	
Hot water	£63 per year	£55 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 for a typical electrical, gas, oil, biomass or solar panel heating system. 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.			
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance. For advice on how to take action and to find out about others available to help make your home more energy efficient call 0800 512 212 or visit www.energysavingtrust.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.