

Conyers Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £350,000

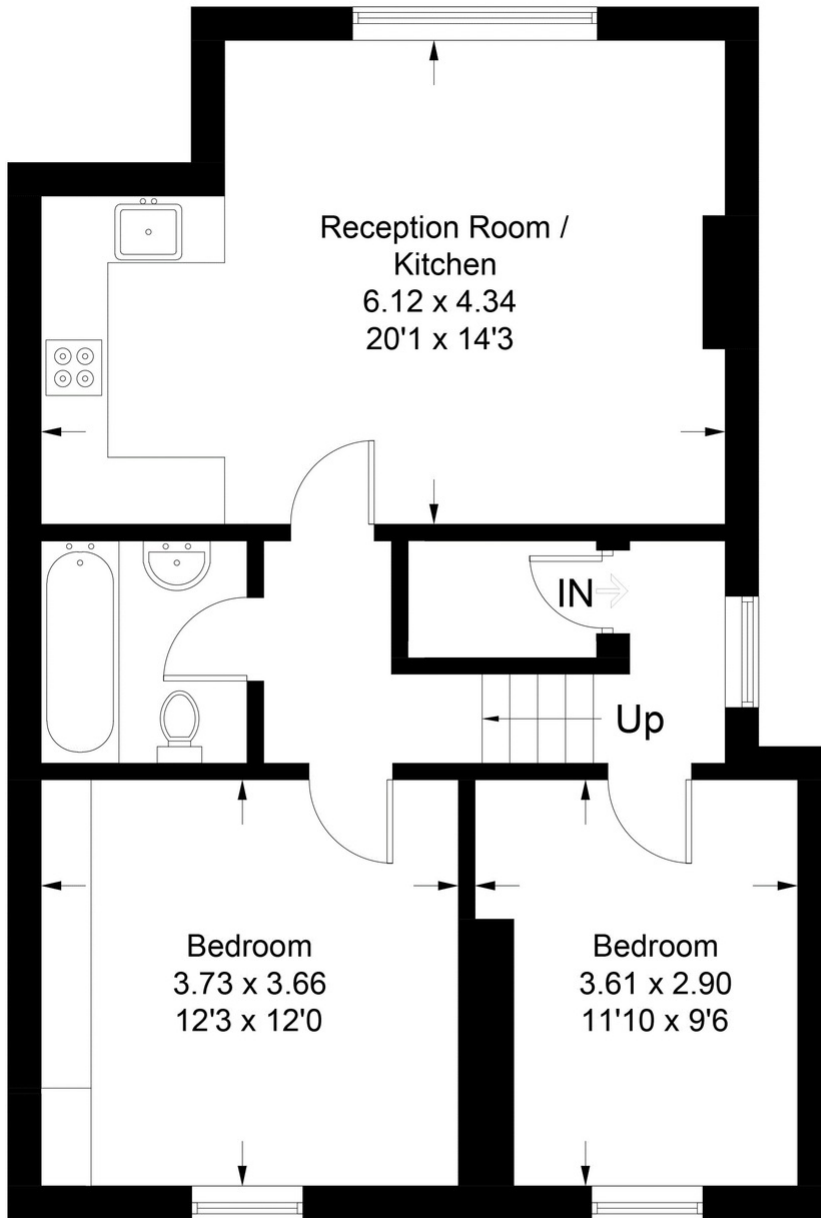
- Two double bedrooms
- Excellent top floor conversion flat



An excellent top floor two bedroom conversion neatly positioned in walking distance of Streatham Station and Streatham Common station. The flat is offered chain free and has two good doubles as well as large open plan-kitchen and reception. There is also a very large loft area ideal for storage. Conyers Road is in close proximity of Tooting Bec Common and the amenities of Streatham High Road. The ground rent on this property is only £100 per year and the freehold will be offered to lease holders upon completion of this sale.

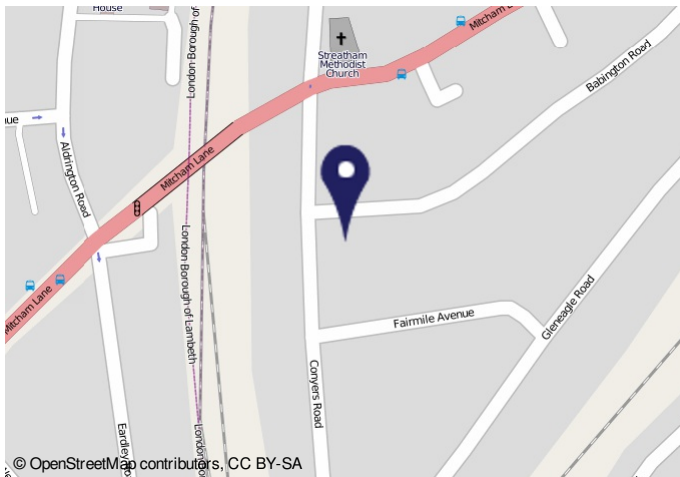
Conyers Road

Approximate Gross Internal Area Total = 60.6 sq m / 652 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID386739)



Energy Performance Certificate

60 Conyers Road, LONDON, SW16 6LT
 Dwelling type: Top-floor flat
 Date of assessment: 04 November 2017
 Date of certificate: 08 November 2017

Reference number: 9450-2944-7097-8603-6525
 Type of assessment: RUSAP existing dwelling
 Total floor area: 961 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: **£ 13,488**
 Over 3 years you could save **£ 2,031**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 527 over 3 years	£ 576 over 3 years	
Heating	£ 12,162 over 3 years	£ 10,518 over 3 years	You could save £ 2,031 over 3 years
Hot Water	£ 399 over 3 years	£ 300 over 3 years	
Total	£ 13,488	£ 11,497	

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 recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here 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 Low energy lighting for all fixed outlets	£15	£ 291	
2 Heating controls (thermostats, radiator valves)	£300 - £400	£ 624	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,116	

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 use.

Page 1 of 4

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.