

Barrow Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

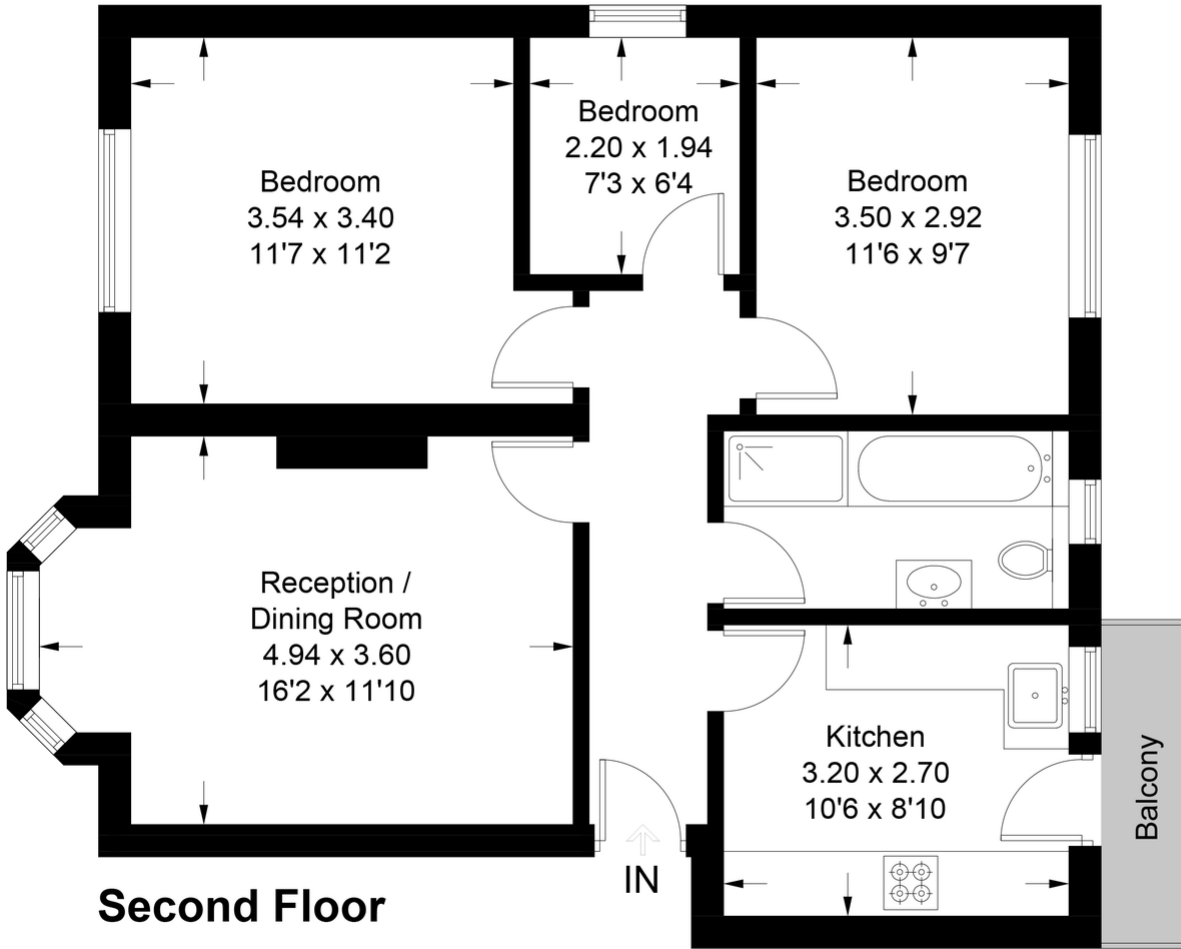
- Three bedroom flat
- Just off Streatham Common



A lovely and spacious three bedroom flat in Ridley court, on Barrow Road. This second floor flat comprises large reception room, with bay window, three bedrooms, two doubles and one single, modern tiled bathroom, and kitchen fitted with appliances. The property also benefits from a balcony which is accessed via the kitchen. Ridley Court is located on Barrow Road which is excellently located between Streatham BR and Streatham Common BR offering excellent links in to the City. Available now chain free.

Ridley Court

Approximate Gross Internal Area
68.0 sq m / 732 sq ft



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. (ID392934)



Energy Performance Certificate

Flat 44 Ridley Court, Barrow Road, LONDON, SW16 5NF

Dwelling type: Mid-floor flat Reference number: 8074-7422-1610-5914-0906
 Date of assessment: 04 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 February 2014 Total floor area: 70 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: **£ 2,034**

Over 3 years you could save **£ 723**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting	£ 246 over 3 years	£ 135 over 3 years
Heating	£ 1,518 over 3 years	£ 900 over 3 years
Hot Water	£ 270 over 3 years	£ 276 over 3 years
Total	£ 2,034	£ 1,211

You could save £ 723 over 3 years

Energy Efficiency Rating

How energy efficient: lower rating is better

Current	Potential
D	C

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 Cavity wall insulation	£500 - £1,500	£ 513	Available
2 Low energy lighting for all fixed outlets	£40	£ 63	Available
3 Heating controls (room thermostat and TRVs)	£300 - £400	£ 120	Available

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 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home improvements and repay it in low.

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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.