

Tooting Bec Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£475,000

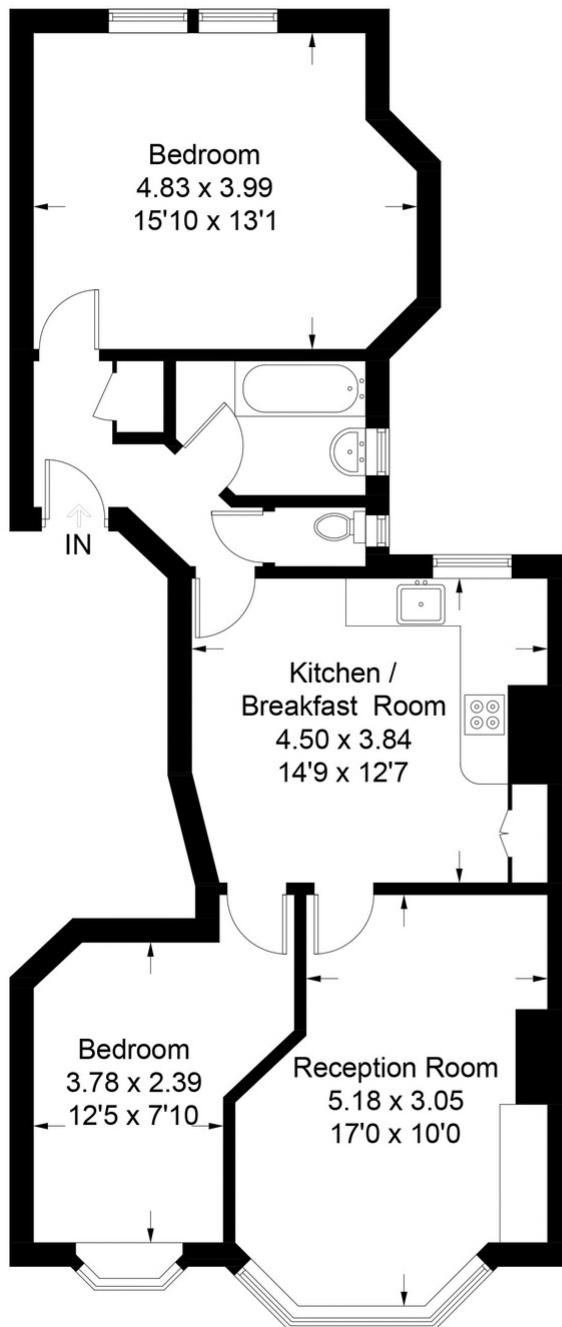
- Two double bedrooms
- Over 800 square feet



An exceptionally large two double bedroom first floor flat with fabulous kitchen breakfast room and attractive reception room. The flat is beautifully presented with spacious rooms and large windows giving lots of natural light. The flat retains some original features and stripped wooden floor boards feature in the main living areas. The property is located next to Tooting Bec Common and is a short walk from the high streets' shops bars and restaurants. There are a choice of bus routes in to Central London and Tooting (Northern Line) and both Streatham and Streatham Hill stations are all easily accessible giving access to the City Thameslink line and direct routes to London Bridge and Victoria.

Tooting Bec Gardens

Approximate Gross Internal Area Total = 75.7 sq m / 815 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID395393)



Energy Performance Certificate		
15a Tooting Bec Gardens LONDON SW16 1QY		
Dwelling type: Mid-floor flat Date of assessment: 08 August 2009 Date of certificate: 15 August 2009 Reference number: 046-288-6769-0001-2285 Total floor area: 85 m ²		
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 ₂) emissions.		
Energy Efficiency Rating 	Environmental Impact Rating (CO₂) 	
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	323 kWh/m ² per year	241 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.4 tonnes per year
Lighting	£94 per year	£44 per year
Heating	£502 per year	£262 per year
Hot water	£122 per year	£95 per year

Based on standard 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 table does not include the cost of fuel for any appliances, and does not include the cost of safety inspection. 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 heating 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.