

Blytheswood Place, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£325,000

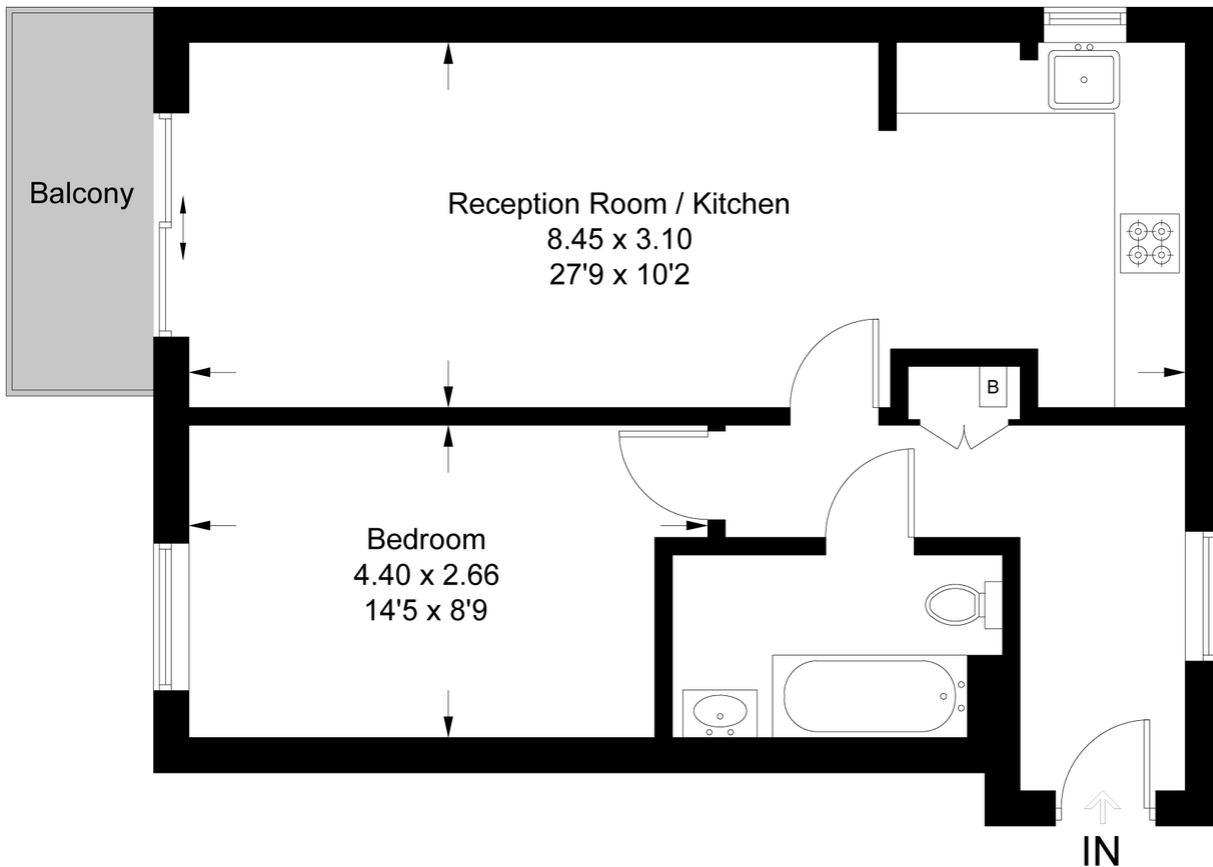
- One bedroom penthouse apartment
- Located in a gated development



A stunning one bedroom, penthouse apartment in a gated development with amazing views over the South of London. The smart property has a large open-plan kitchen and reception, leading to a lovely balcony, a large bedroom and modern bathroom with plenty of fitted storage space throughout. One of the particularly nice elements of the property are the triple aspect windows meaning the property is light all throughout. Blytheswood Place is well located for access to Streatham hill station and the excellent array of shops, bars and restaurants nearby.

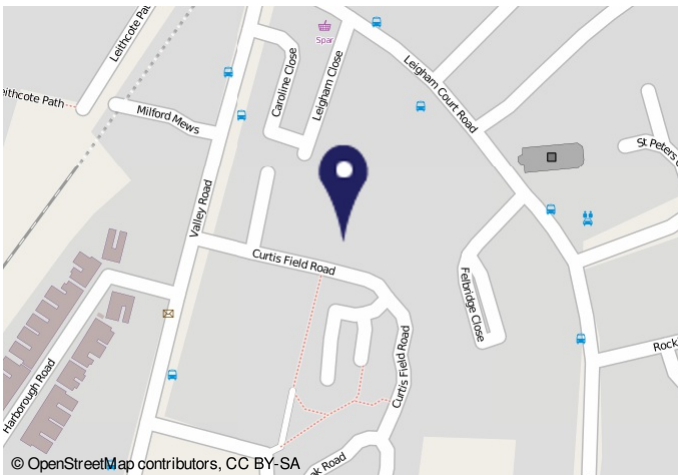
Blytheswood Place

Approximate Gross Internal Area
50.9 sq m / 548 sq ft



Fifth Floor

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. (ID397499)



Energy Performance Certificate

26, Blytheswood Place, LONDON, SW16 2LD
 Dwelling type: Top floor flat
 Date of assessment: 12 October 2012
 Date of certificate: 12 October 2012
 Reference number: 8096-2420-6226-5367-2023
 Type of assessment: RdSAP existing dwelling
 Total floor area: 28 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:

Current costs	£ 860
Potential costs	£ 120
Over 3 years you could save	£ 740

Estimated energy costs of this home

	Current costs	Potential costs
Lighting	£ 81 over 3 years	£ 60 over 3 years
Heating	£ 684 over 3 years	£ 609 over 3 years
Hot Water	£ 195 over 3 years	£ 511 over 3 years
Total	£ 960	£ 880

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, 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 recommendations 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 Increase loft insulation to 270 mm	£100 - £300	£ 45	Yes
2 Low energy lighting for all fixed outlets	£ 10	£ 18	Yes
3 Reduce boiler with new condensing boiler	£2,200 - £3,000	£ 90	Yes

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 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home improvements and insulate for free.

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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.