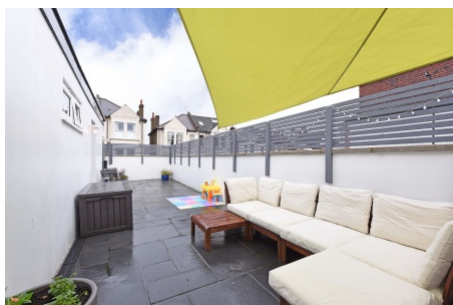


Stockfield Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£425,000

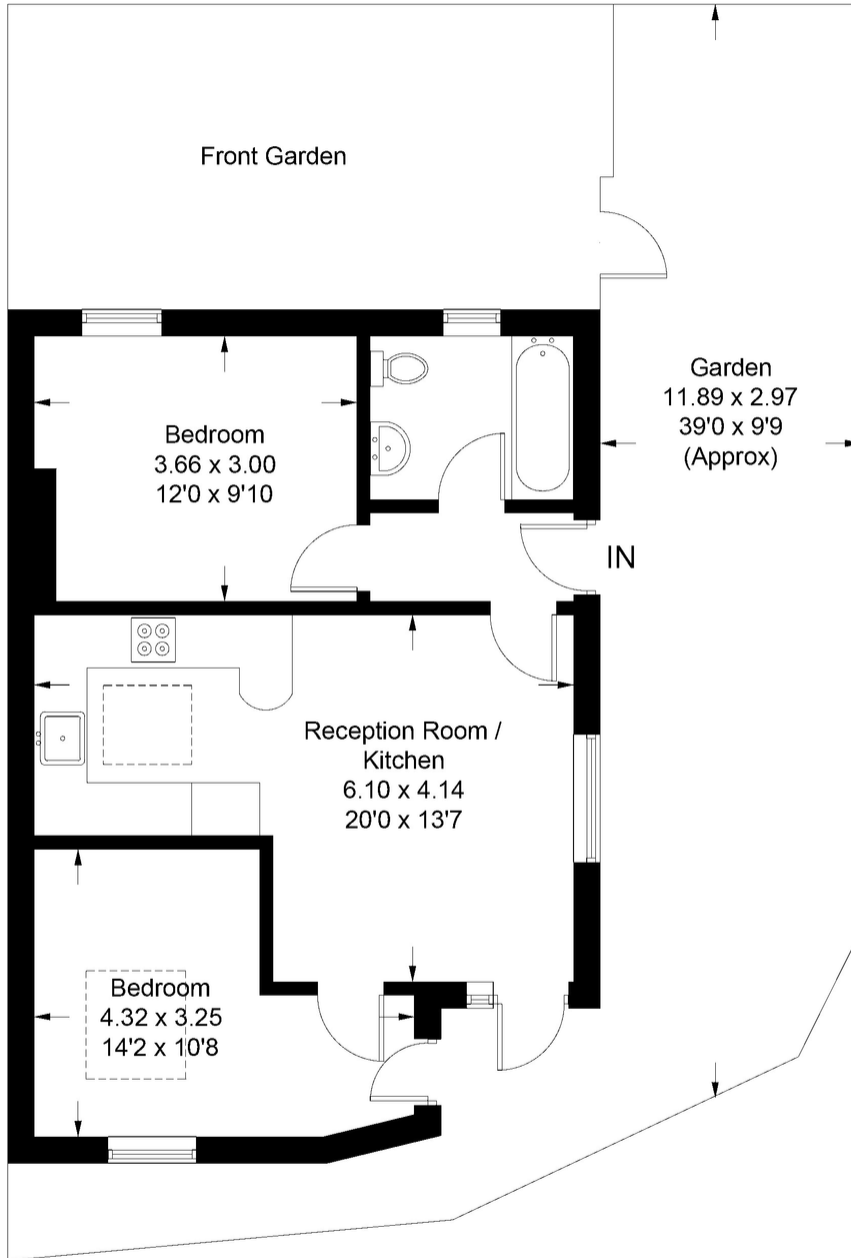
- Two bedrooms
- Beautifully converted ground floor flat



A beautifully converted unique two double bedroom ground floor garden flat with its own private front door. The property has recently been completely refurbished and is in excellent condition and really captures modern living with cleverly placed sky lights giving natural light throughout. There is access to the garden via the living space as well as the master bedroom. Stockfield Road is conveniently located on a residential road. The nearest stations are Streatham Hill and Tulse Hill giving access to London Bridge, Victoria and the City. Both Streatham High Road the High Street in between Tulse Hill and West Norwood offer an array of bars, restaurants, shops and supermarkets. The popular Hitherfield Primary School is located a short distance away. Viewing is strongly recommended.

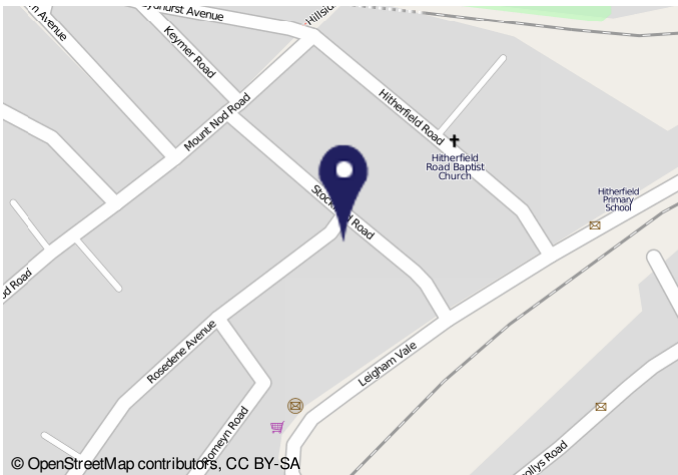
Stockfield Road

Approximate Gross Internal Area Total = 52.3 sq m / 563 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID399978)



Energy Performance Certificate

For B
12 Stockfield Road
LONDON
SW16 2LR

Dwelling type: Ground floor flat
Date of assessment: 26 August 2015
Date of certificate: 05 September 2015
Reference number: SP24/1234567890123456
Type of assessment: Standard
Total floor area: 42 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	F	F
B	B	G	G
C	C		
D	D		
E	E		
F	F		
G	G		

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	240 kWh/m ² per year	201 kWh/m ² per year
Carbon dioxide emissions	11.3 tonnes per year	9.3 tonnes per year
Lighting	£53 per year	£28 per year
Heating	£32 per year	£22 per year
Hot water	£75 per year	£52 per year

You could save up to £59 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, open hours, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a mark and seal to identify the most energy-efficient products on the market.

This EPC and accompanying report must be given to the Energy Saving Trust to provide you with information on recommended energy-saving improvements.

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.