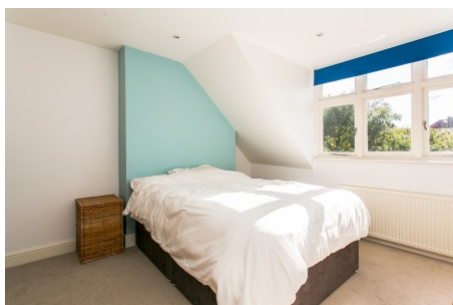


## Woodbourne Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£350,000**

- Two bedroom flat
- Top floor



A well-presented two bedroom flat (one mezzanine bedroom) on Woodbourne Avenue. This recently newly refurbished property comprises; large open plan kitchen/ living room with appliances, double bedroom and modern bathroom with shower over the bath. In addition, there is a mezzanine bedroom off the reception. The property is split over two levels and is neutrally decorated throughout.

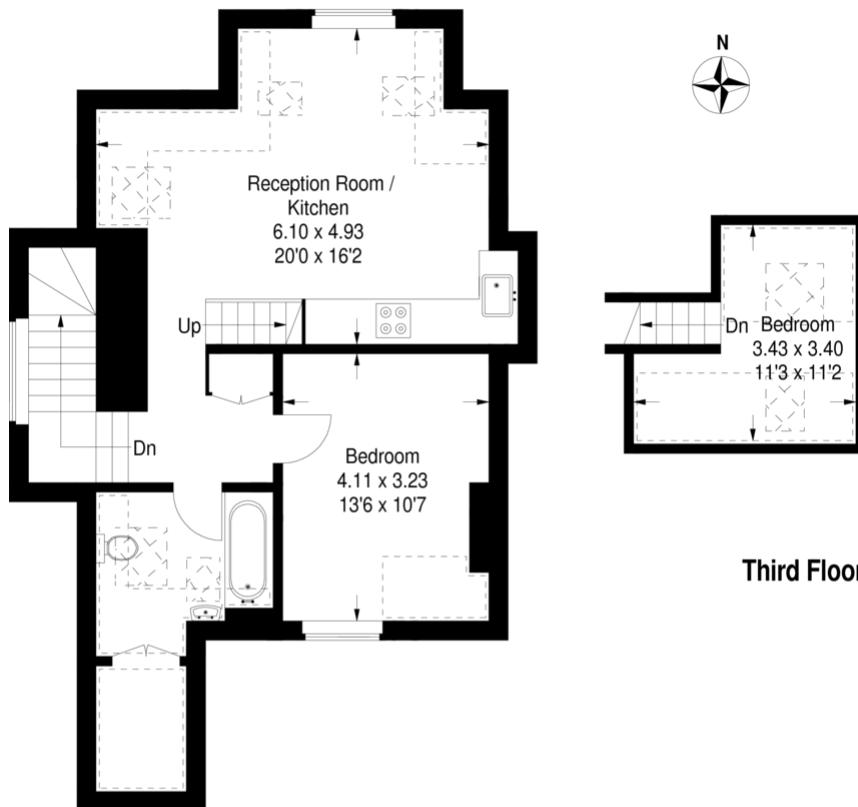
# Woodbourne Avenue

Approximate Gross Internal Area (Excluding Reduced Headroom)

59.7 sq m / 643 sq ft

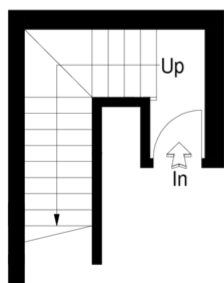
Reduced Headroom = 17.1 sq m / 184 sq ft

Total = 76.8 sq m / 827 sq ft



Third Floor

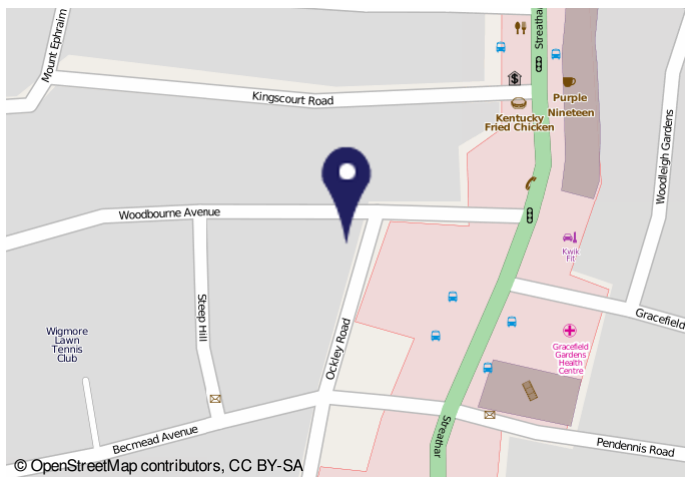
Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID203258)



**Energy Performance Certificate**

File # 123456789  
 Date of assessment 20 October 2009  
 Date of certificate 26 January 2010  
 Reference number 25/2009/0102-0021-0271  
 Date of assessment 26 January 2010  
 Total floor area 50 m<sup>2</sup>

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<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Environmental Impact (CO <sub>2</sub> ) Rating	Current
Energy Efficiency Rating	D	Environmental Impact (CO <sub>2</sub> ) Rating	D
Energy Efficiency Rating	C	Environmental Impact (CO <sub>2</sub> ) Rating	C
Energy Efficiency Rating	B	Environmental Impact (CO <sub>2</sub> ) Rating	B
Energy Efficiency Rating	A	Environmental Impact (CO <sub>2</sub> ) Rating	A

**England & Wales** 2009/1/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	Current	Potential
Energy use	284 kWh/m <sup>2</sup> per year	244 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£30 per year	£30 per year
Heating	£367 per year	£363 per year
Hot water	£33 per year	£33 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, room temperatures, 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 impacts 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 specific date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please use the recommended measures.

Remember to look for the energy saving recommended signs when buying energy efficient products. It's a simple and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.

**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.