

Eardley Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£365,000

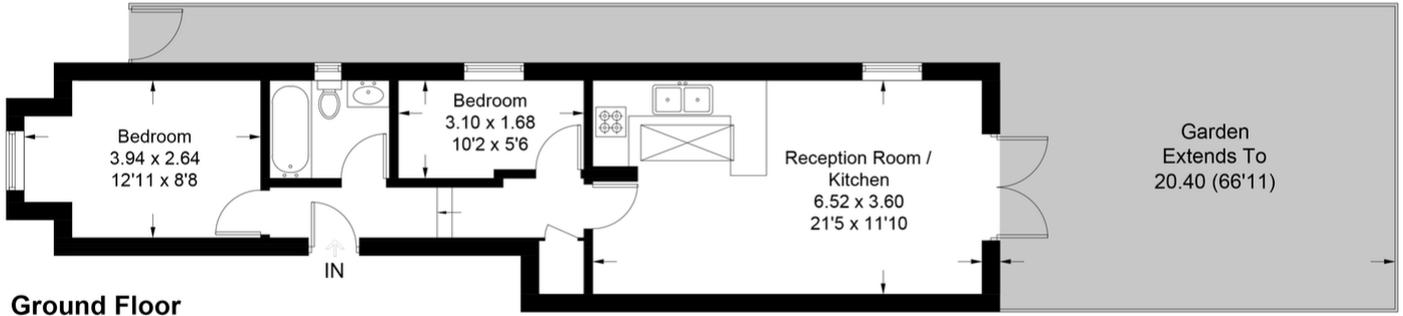
- Two bedrooms
- Very large private garden



A smart two bedroom garden flat in close proximity to Streatham Common Station, Streatham Station and Tooting Bec Common. The property is being offered to the market chain free, is in excellent condition throughout and has a very large private garden.

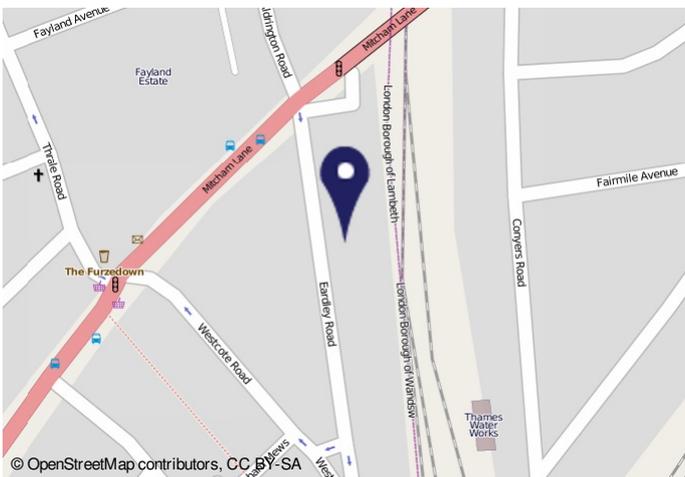
Eardley Road

Ground Floor = 48.9 sq m / 526sq ft



Ground 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. (ID401996)



Energy Performance Certificate

File 2
21 Eardley Road
LONDON
SE19 4SA

Dwelling type: Ground floor flat
Date of assessment: 16 April 2015
Date of certificate: 16 April 2015
Reference number: 8020/1024/15/1432/1096
Type of assessment: REGAP, existing dwelling
Total floor area: 47 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	Current	Potential	Environment Impact (CO ₂) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environment Impact (CO ₂) Rating	D	C

England & Wales

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	202 kWh/m ² per year	110 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.3 tonnes per year
Lighting	£25 per year	£20 per year
Heating	£250 per year	£120 per year
Hot water	£25 per year	£10 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 heating conditions (heating periods, room temperatures, etc.) that are the same for all homes; consequently they are unlikely to match an occupant'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 certificate 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 see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling'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.