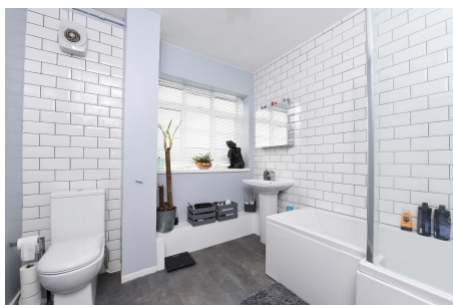


Cubitt House, Oaklands Estate, Clapham SW4

Tenure: Leasehold Borough: Lambeth

£400,000

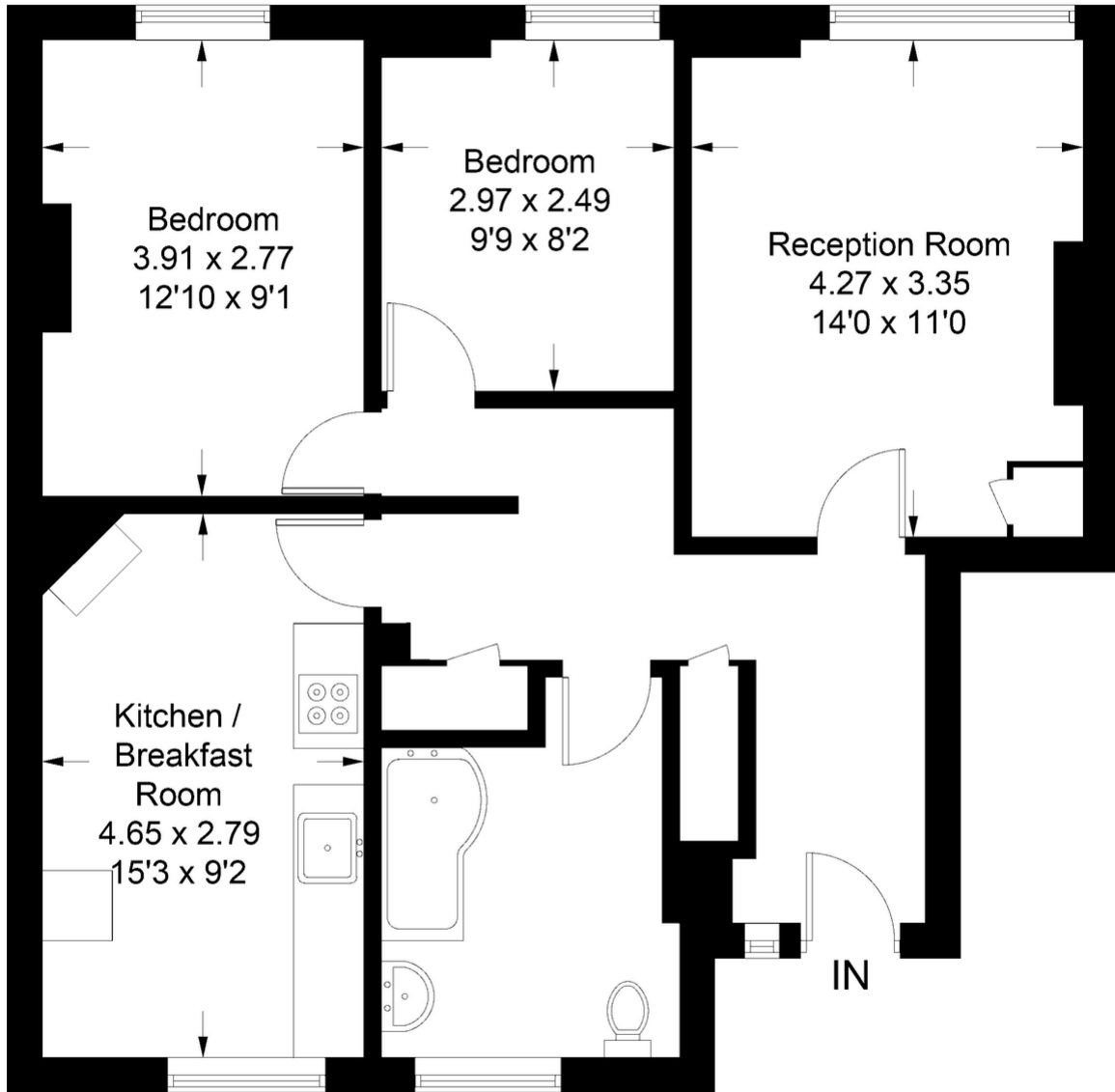
- Two double bedrooms
- Smartly presented



A spacious two bedroom, ground floor purpose built flat located close to Clapham South Underground Station. The flat is smartly presented and well laid out with good storage and spacious rooms, both bedrooms are large double bedrooms. Clapham common and the boutique restaurants and shops of Abbeville Road are only a short walk. The ex local authority block has gardens, parking and a children's play area.

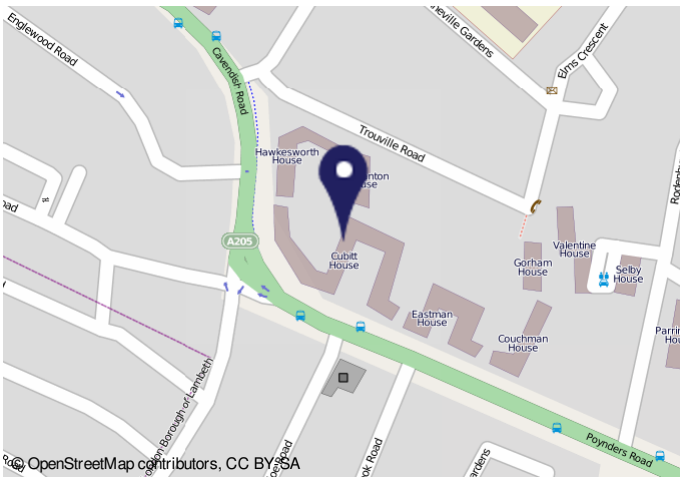
Cubitt House

Approximate Gross Internal Area Total = 69.1 sq m / 744 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID402837)



Energy Performance Certificate			
Flat 61 Cubitt House Oaklands Estate LONDON SW4 8NF		Dwelling type: Ground-floor flat Date of assessment: 19 November 2008 Date of certificate: 19 November 2008 Reference number: 8886-6029-9989-0441-2008 Total floor area: 58 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)	
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 ₂) emissions. The higher the rating the less impact it has on the environment.	
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	371 kWh/m ² per year	356 kWh/m ² per year	
Carbon dioxide emissions	3.4 tonnes per year	3.4 tonnes per year	
Lighting	£40 per year	£20 per year	
Heating	£202 per year	£202 per year	
Hot water	£270 per year	£270 per year	

Based on standardised 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 fuel costs only take into account the cost of fuel for any adjustable electric immersion or 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.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving 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 338 222 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.