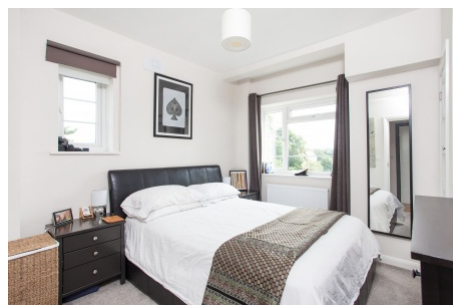
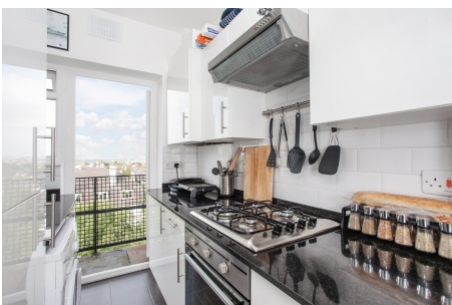


Commonside Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

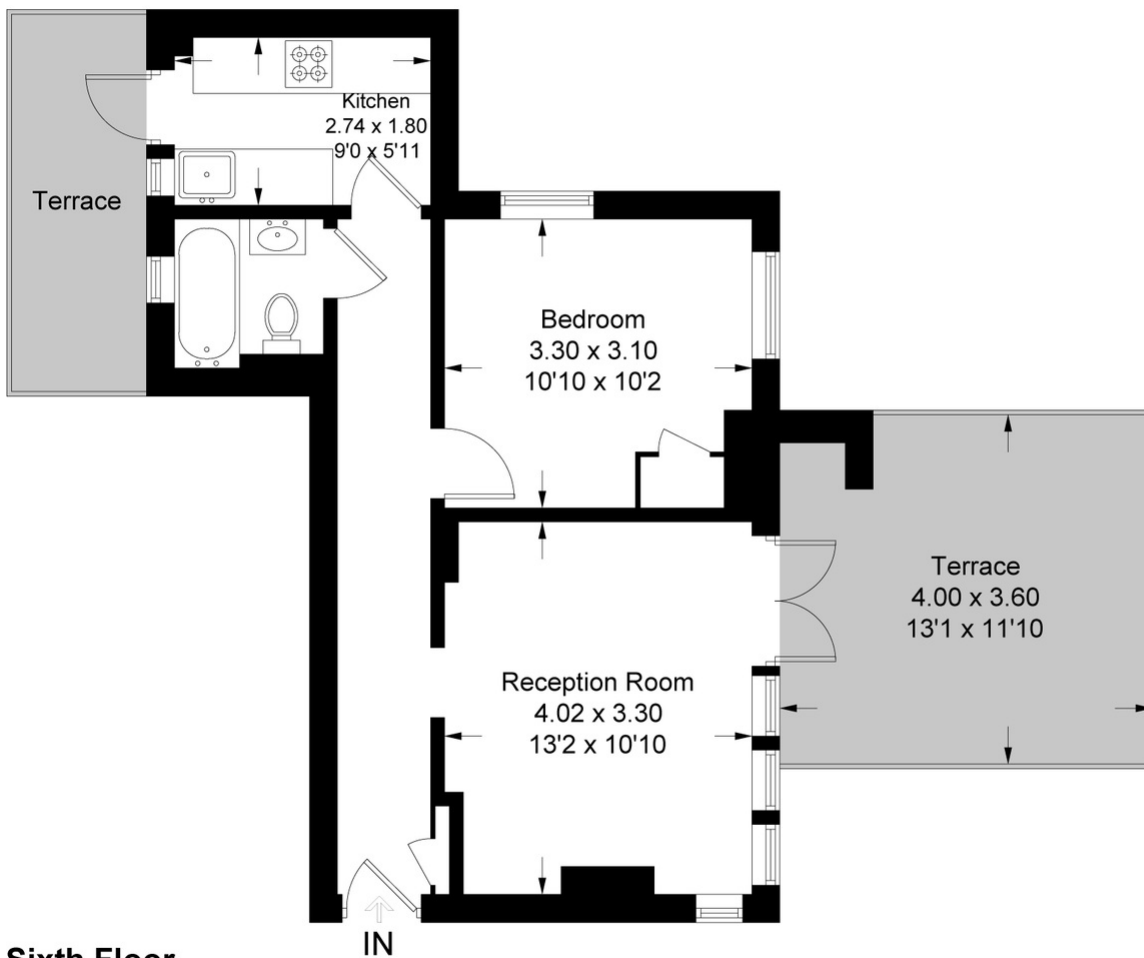
- One bedroom
- Accommodation is smart and well presented



A delightful one bedroom flat in a mansion block facing the common. The flat has telephone entry and a lift. The accommodation is smart and well presented and the real feature is the large roof terrace with a direct view over the common. The flat is available with no chain. There are shops, pubs and large supermarkets close by and of course the common. Both Streatham and Streatham Common Stations are nearby on different lines into the city and the bus depot to the north means there is a large choice for routes into the city.

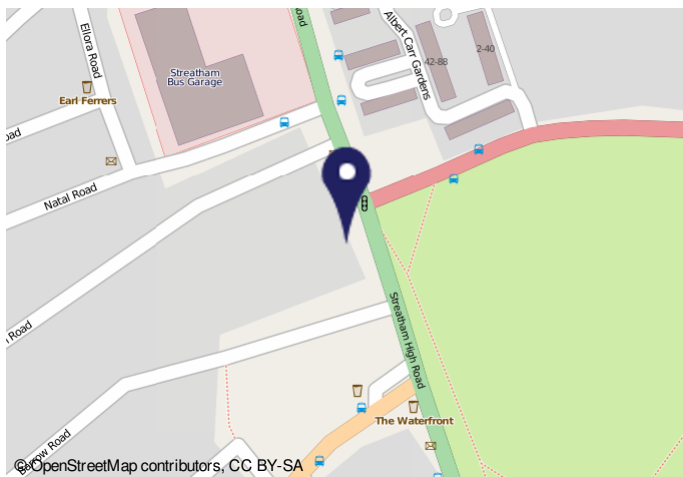
Commonside Court

Approximate Gross Internal Area
40.9 sq m / 440 sq ft



Sixth 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. (ID403230)



Energy Performance Certificate HM Government

Flat 16 Commonside Court, Streatham High Road, LONDON, SW16 6ET
 Dwelling type: Top-floor flat Reference number: 8398-6965-6228-6624-3954
 Date of assessment: 11 November 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 12 November 2014 Total floor area: 37 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:		£ 2,049
Over 3 years you could save		£ 876

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 129 over 3 years	£ 76 over 3 years	You could save £ 876 over 3 years
Heating £ 1,862 over 3 years	£ 875 over 3 years	
Hot Water £ 228 over 3 years	£ 221 over 3 years	
Total £ 2,219	£ 1,172	

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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 Flat roof or sloping ceiling insulation	£800 - £1,500	£ 489	✓
2 Cavity wall insulation	£300 - £1,500	£ 294	✓
3 Low energy lighting for all fixed outlets	£20	£ 45	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and the actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (landline only). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.