

Mount Ephraim Lane, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £450,000

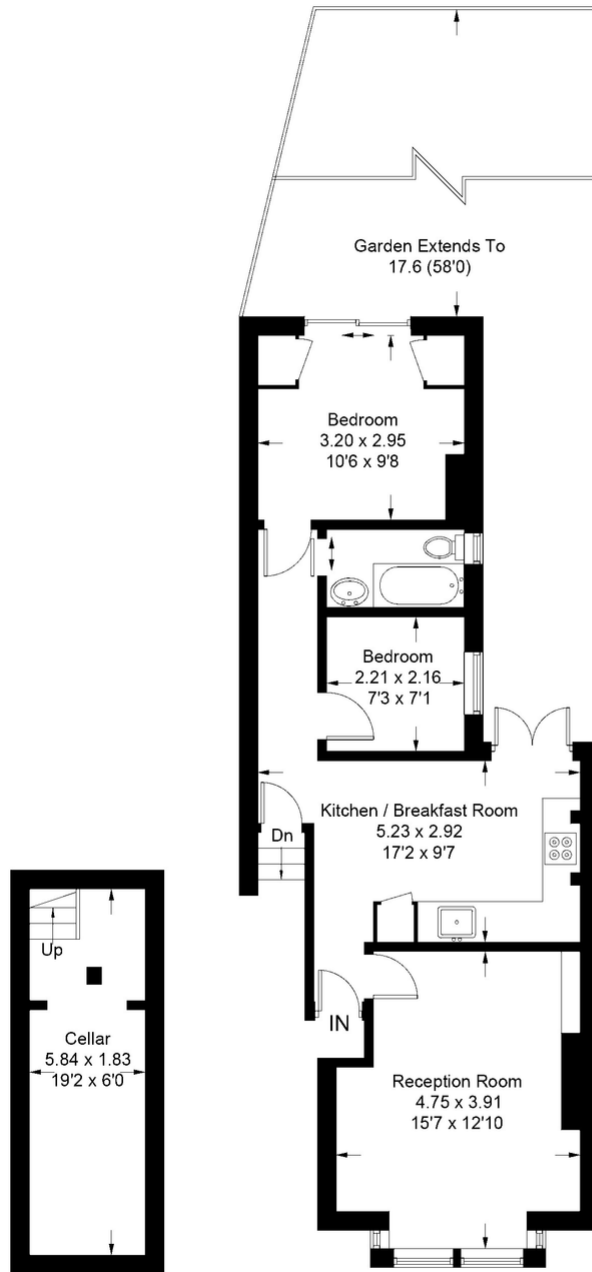
- Two bedrooms
- Lovely bay fronted reception room



A charming two bedroom ground floor garden flat. The accommodation has charm and character with a lovely bay fronted reception room and very attractive rear garden. The flat is in a handsome converted period house and has a cellar for storage. This is a lovely quiet location on a residential road close to the High Street shops bars and restaurants. Streatham Hill Station is a short walk away which connects to Victoria and London bridge and there are many bus routes on the High Road.

Mount Ephraim Lane

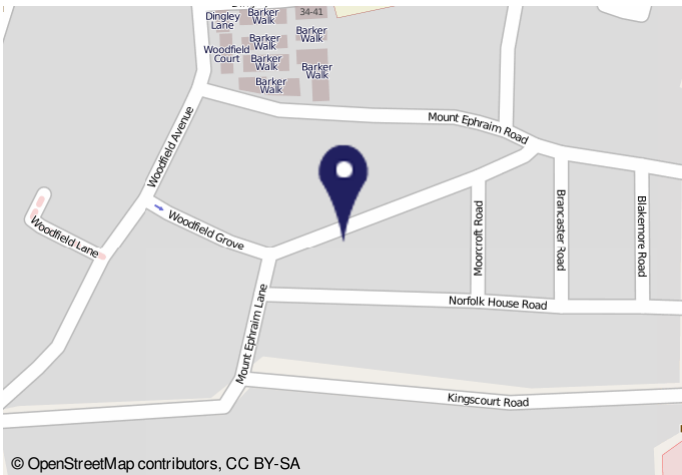
Approximate Gross Internal Area Total = 65.7 sq m / 707 sq ft



Cellar
Sq ft 116

Ground Floor
Sq ft 591

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID403583)



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Energy Performance Certificate																															
Ground Floor Flat 1 Mount Ephraim Lane CROFTON SOUTH LUG		Dwelling type: Date of assessment: Date of certificate: Reference number: Type of assessment: Total floor area:	Ground floor flat 12 April 2015 2020/915/C 2020/915-0204-2774p-7874 EPC for existing dwelling 124 sq m																												
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.																															
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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																															
<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>264 kWh/m² per year</td> <td>208 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>3 tonnes per year</td> <td>3 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£46 per year</td> <td>£27 per year</td> </tr> <tr> <td>Heating</td> <td>£508 per year</td> <td>£446 per year</td> </tr> <tr> <td>Hot water</td> <td>£36 per year</td> <td>£20 per year</td> </tr> </tbody> </table>					Current	Potential	Energy use	264 kWh/m ² per year	208 kWh/m ² per year	Carbon dioxide emissions	3 tonnes per year	3 tonnes per year	Lighting	£46 per year	£27 per year	Heating	£508 per year	£446 per year	Hot water	£36 per year	£20 per year										
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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 services, 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 use the recommended measures.																															
Remember to look for the energy saving recommended tags when buying energy efficient products. It is a legal requirement to display 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 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.