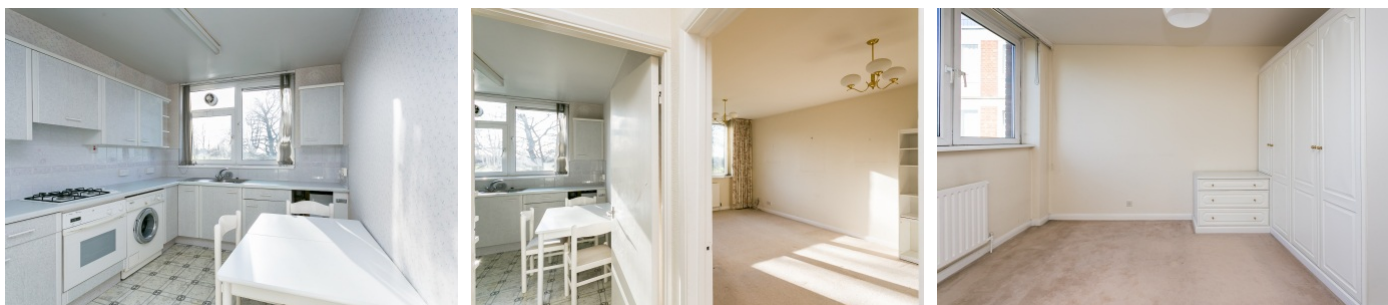


## Javelin Court, Streatham Common North SW16

Tenure: Leasehold Borough: Lambeth

**£370,000**

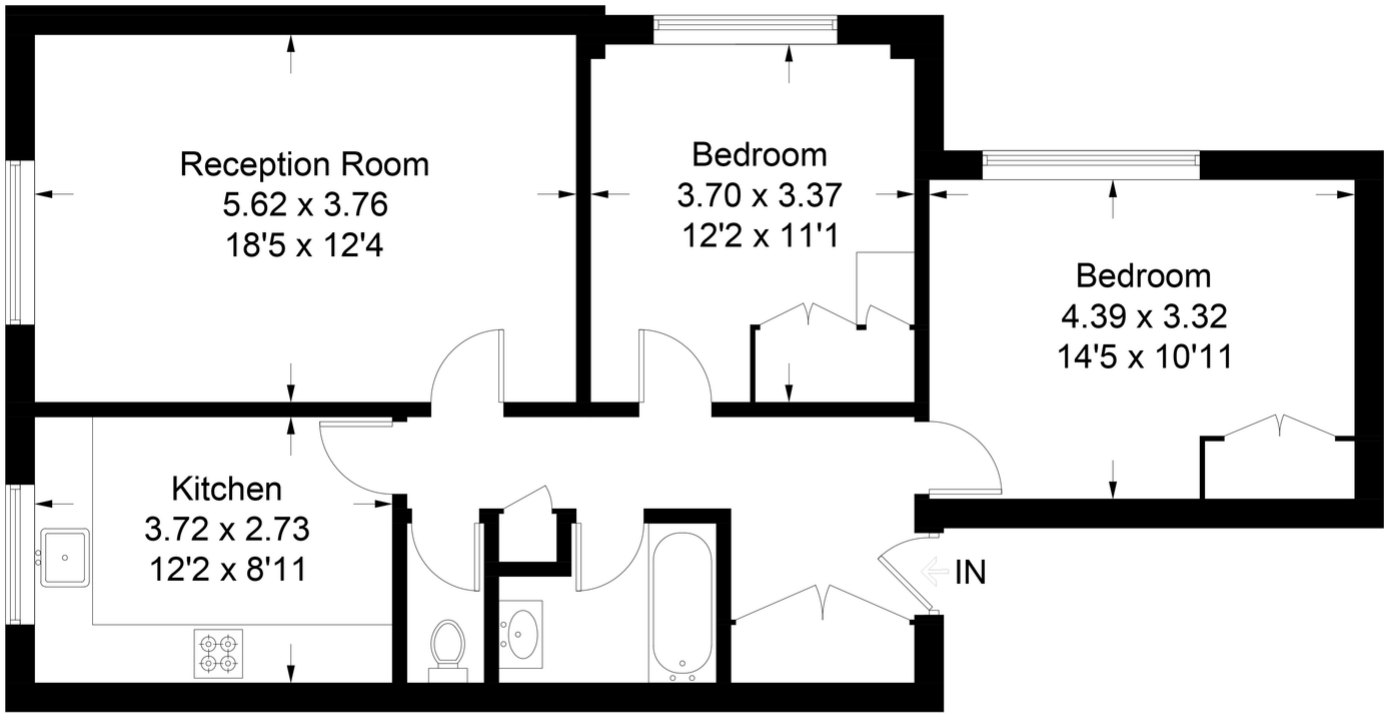
- Two bedrooms
- Spacious flat with far-reaching views



A spacious two bedroom flat with far-reaching views over Streatham Common. The property is bright and has separate kitchen and reception and is set in attractive grounds just off the common. Streatham and Streatham Common stations are a short walk away as are the shops, bars and restaurants of the High Road.

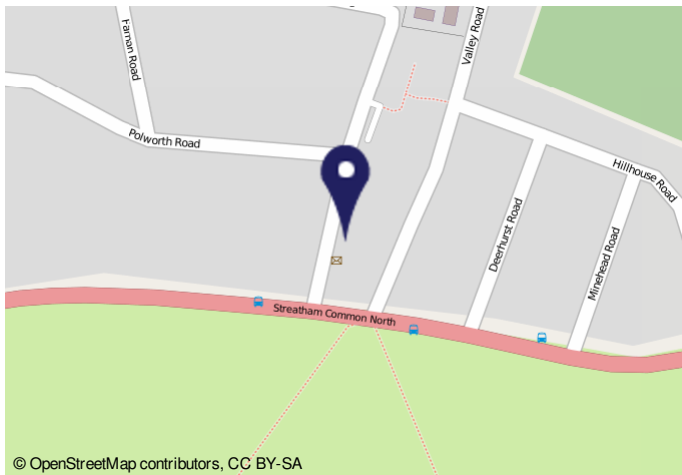
# Javelin Court

Approximate Gross Internal Area  
75.8 sq m / 816 sq ft



## Second 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. (ID404517)



**Energy Performance Certificate**

Flat 17 Javelin Court, Streatham Common North, LONDON, SW16 5HL  
 Dwelling type: Mid-floor flat Reference number: 8036-7828-5000-7223-9992  
 Date of assessment: 17 January 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 18 January 2018 Total floor area: 74 m<sup>2</sup>

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:** **£ 2,085**  
**Over 3 years you could save** **£ 426**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting	£ 426 over 3 years	£ 213 over 3 years
Heating	£ 468 over 3 years	£ 510 over 3 years
Hot Water	£ 1,191 over 3 years	£ 826 over 3 years
<b>Totals</b>	<b>£ 2,085</b>	<b>£ 1,659</b>

**Energy Efficiency Rating**

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 running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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 Add additional 80 mm jacket to hot water cylinder	£10 - £30	£ 237	✓
2 Low energy lighting for all fixed outlets	£50	£ 169	✓

For more information on recommended measures and other ways you could save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.