

Barcombe Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£399,950

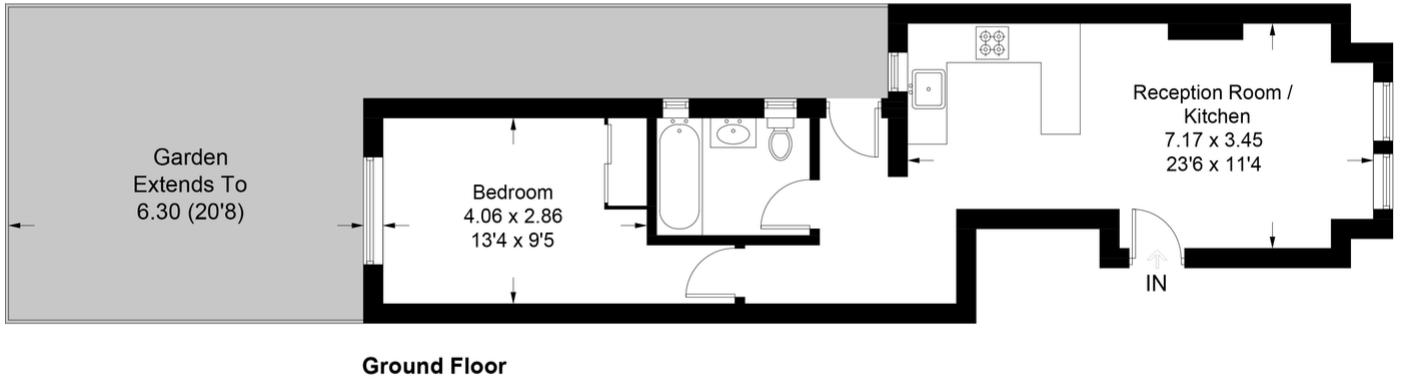
- One bedroom
- Property is beautifully presented



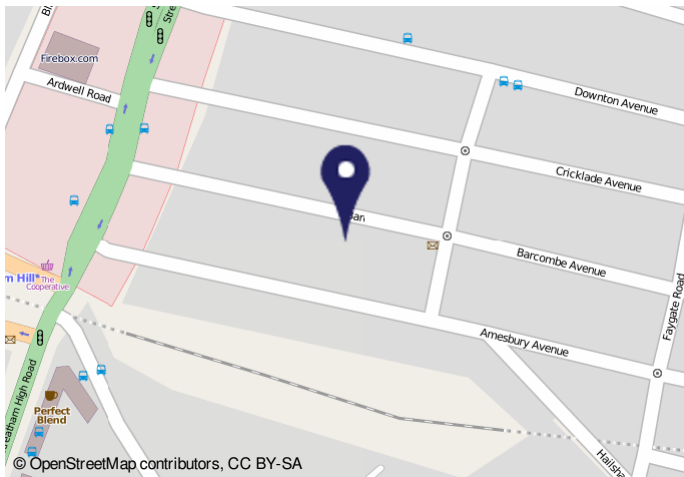
A lovely one bedroom garden flat on a highly sought-after road moments from Streatham Hill Station. The property is beautifully presented with a large reception at the front of the building leading to a contemporary kitchen, converted from the double reception of the original Victorian house. To the rear are a lovely, modern bathroom and double bedroom. At the back of the flat there is a private landscaped garden. Barcombe Avenue forms part of the famous A, B, C, D roads of Streatham Hill and is in walking distance to an excellent and ever-improving array of shops, bars and restaurants.

Barcombe Avenue

Approximate Gross Internal Area
Ground Floor = 46.3 sq m / 498 sq ft



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. (ID405424)



Energy Performance Certificate

12a Barcombe Avenue, LONDON, E9C 2AZ

Dwelling type: Ground floor flat
Date of assessment: 11 May 2010
Date of certificate: 12 May 2010
Reference number: 2010-1002757-150-000
Type of assessment: RPSAP, existing dwelling
Total floor area: 52 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			Environmental Impact (CO ₂) Rating		
Current	Target	Passable	Current	Target	Passable
A	B	C	D	E	F
75	65	55	64	65	70

England & Wales 2009/10-11
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.

England & Wales 2009/10-11
The environmental impact rating is a measure of the 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, without double (CO ₂) emissions and fuel costs of this home		
Current	Target	Passable
288 kWh/m ² per year	201 kWh/m ² per year	151 kWh/m ² per year
2.0 tonnes per year	2.0 tonnes per year	2.0 tonnes per year
£59 per year	£27 per year	£27 per year
£432 per year	£432 per year	£432 per year
£79 per year	£79 per year	£79 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 savings conditions (heating periods, room temperatures, etc.) that are the same for all homes. The figures are intended to assist in making a decision about fuel bills and carbon emissions. The figures do not include the impacts of the fuel used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with repairs, 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 recommendations that show highly energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.

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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.