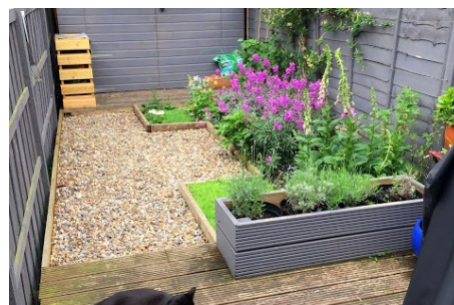


Fernthorpe Road, Streatham Common SW16

Tenure: Share of Freehold Borough: Lambeth

£475,000

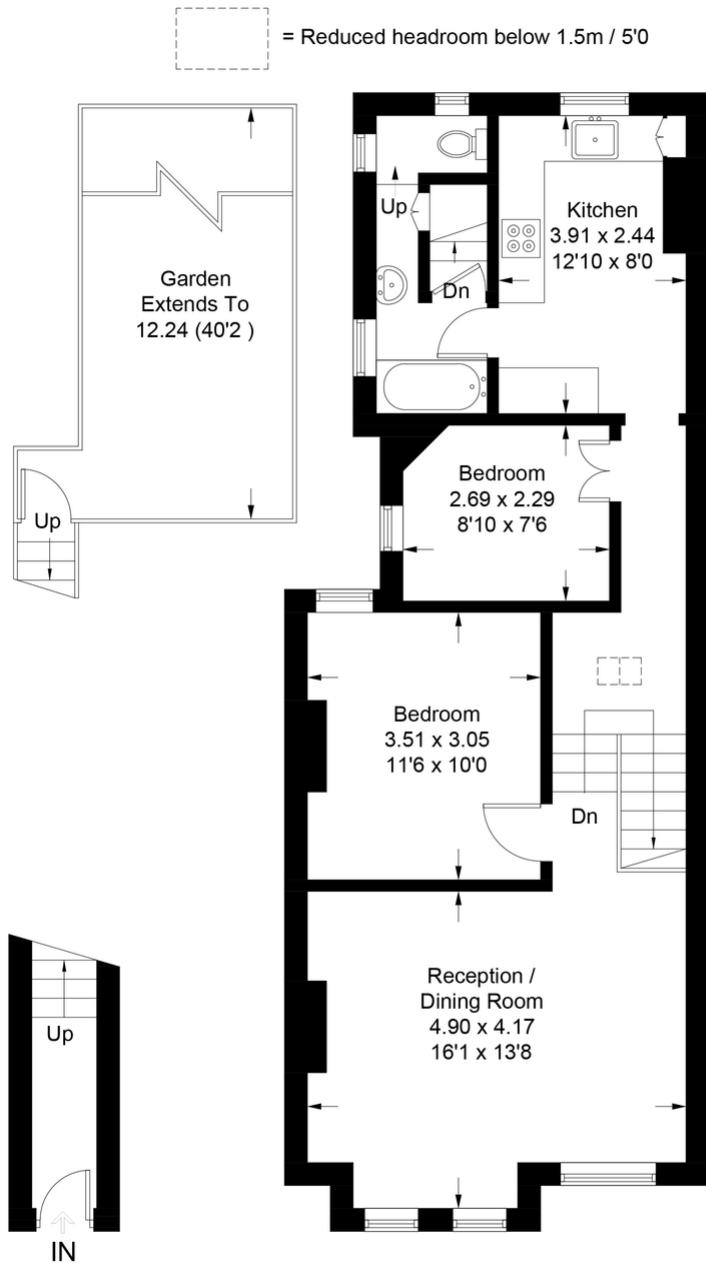
- Two double bedrooms
- Original features and attractive reception room



A spacious and light first floor flat in a purpose built period maisonette. The accommodation has much charm and character from original features and an attractive reception room. There are two double bedrooms and a private garden with direct access from an internal staircase and private front door. This is an attractive, quiet residential street where Tooting and Streatham Common stations are both within a short walk and there are many bus services nearby into the city centre. There are local shops and cafes on Moyser Road and Tooting Bec Common is just beyond this.

Fernthorpe Road

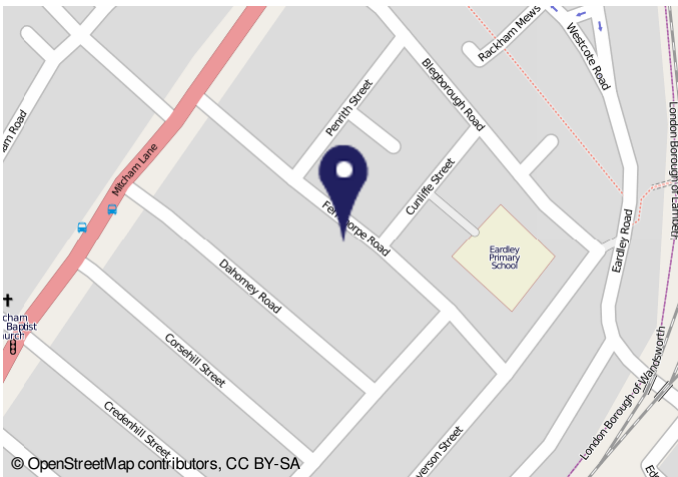
Approximate Gross Internal Area Total = 65.2 sq m / 702 sq ft



Ground Floor
Sq ft 32

First Floor
Sq ft 670

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID407767)



Energy Performance Certificate

22 Fernthorpe Road
LONDON
SW18 6DE

Dwelling type: Top-Floor Flat
Date of assessment: 08 September 2011
Date of certificate: 08 September 2011
Reference number: 2008-4030-4221-4039-4090
Type of assessment: Standard, existing building
Total floor area: 65 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	Potential	Current	Potential
D	B	D	B

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	214 kWh/m ² per year	131 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.3 tonnes per year
Lighting	£37 per year	£37 per year
Heating	£244 per year	£202 per year
Hot water	£80 per year	£80 per year

You could save up to **£86** 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 surveying conditions (dwelling period, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the home cost for cooking or running appliances, such as TV, fridge etc. - as this will reflect the costs associated with services, maintenance or safety independent. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Approved by the Energy Saving Trust

It's a quick and easy way to identify the most energy-efficient top-rated energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building'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.