

Fawcett Close, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £300,000

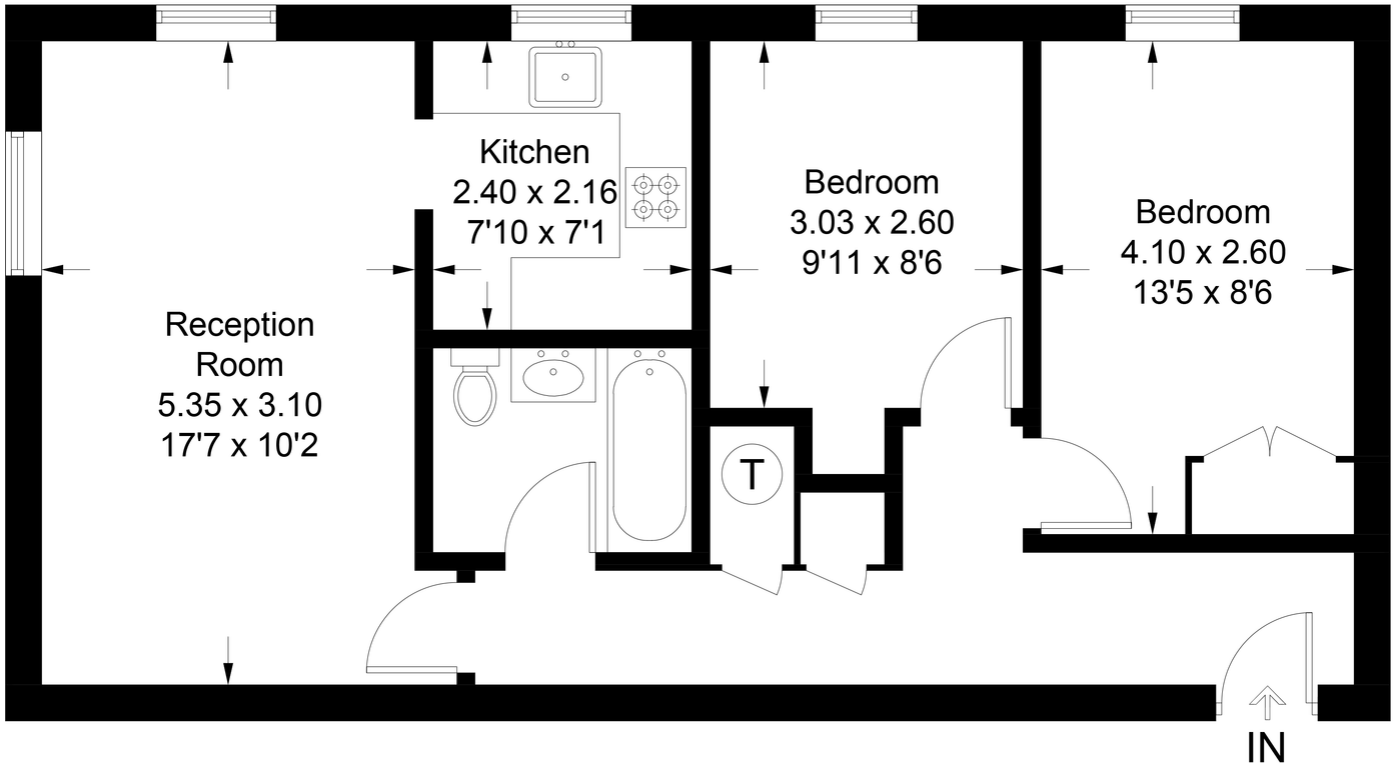
- Off street parking
- Well kept private development



A smart two double bedroom flat, in a very well kept private development with a living room that then follows through to the kitchen area. The accommodation is bright with dual aspect windows and it is neutrally decorated. There is parking within the development. There are bus routes on neighbouring Leigham Court Road and the Streatham Common and Rookery is only a short walk away. The nearest stations would be West Norwood, Streatham Mainline and Streatham Hill Station giving direct access to Victoria, London Bridge and the City. There is no onward chain.

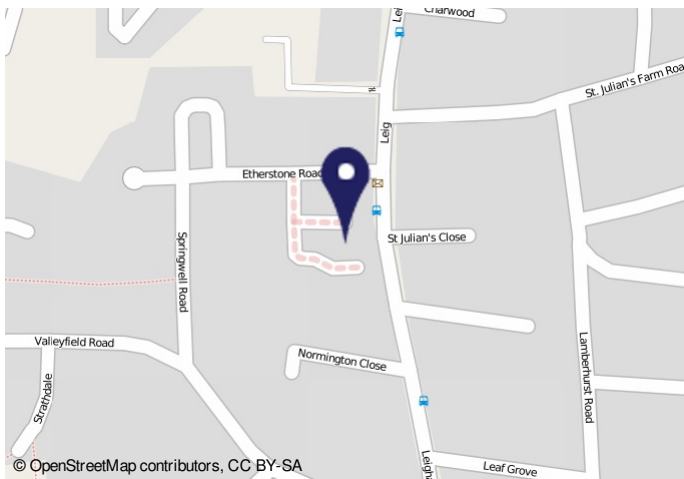
Fawcett Close

Approximate Gross Internal Area
Third Floor = 58.4 sq m / 629 sq ft



Third 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. (ID410469)



Energy Performance Certificate HM Government

39, Fawcett Close, LONDON, SW16 2DQ
Dwelling type: Top-floor flat
Date of assessment: 17 November 2014
Date of certificate: 17 November 2014
Reference number: 9838-6958-7210-3704-0034
Type of assessment: RdSAP existing dwelling
Total floor area: 58 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: £ 1,623
Over 3 years you could save: £ 183

Estimated energy costs of this home			Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	£ 159 over 3 years	You could save £ 183 over 3 years
Heating	£ 1,064 over 3 years	£ 812 over 3 years	£ 252 over 3 years	
Hot Water	£ 399 over 3 years	£ 399 over 3 years	£ 399 over 3 years	
Total	£ 1,623	£ 1,469	£ 154	

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 cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

This 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
1 Low energy lighting for all fixed outlets	£15	£ 39
2 Fan-cooled storage heaters	£905 - £1,000	£ 164

For more information on the recommended measures and other actions you can take to make your home more energy efficient, visit 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.

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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.