Brooks
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# Fawcett Close, Streatham SW16

Tenure: Leasehold  Borough: Lambeth

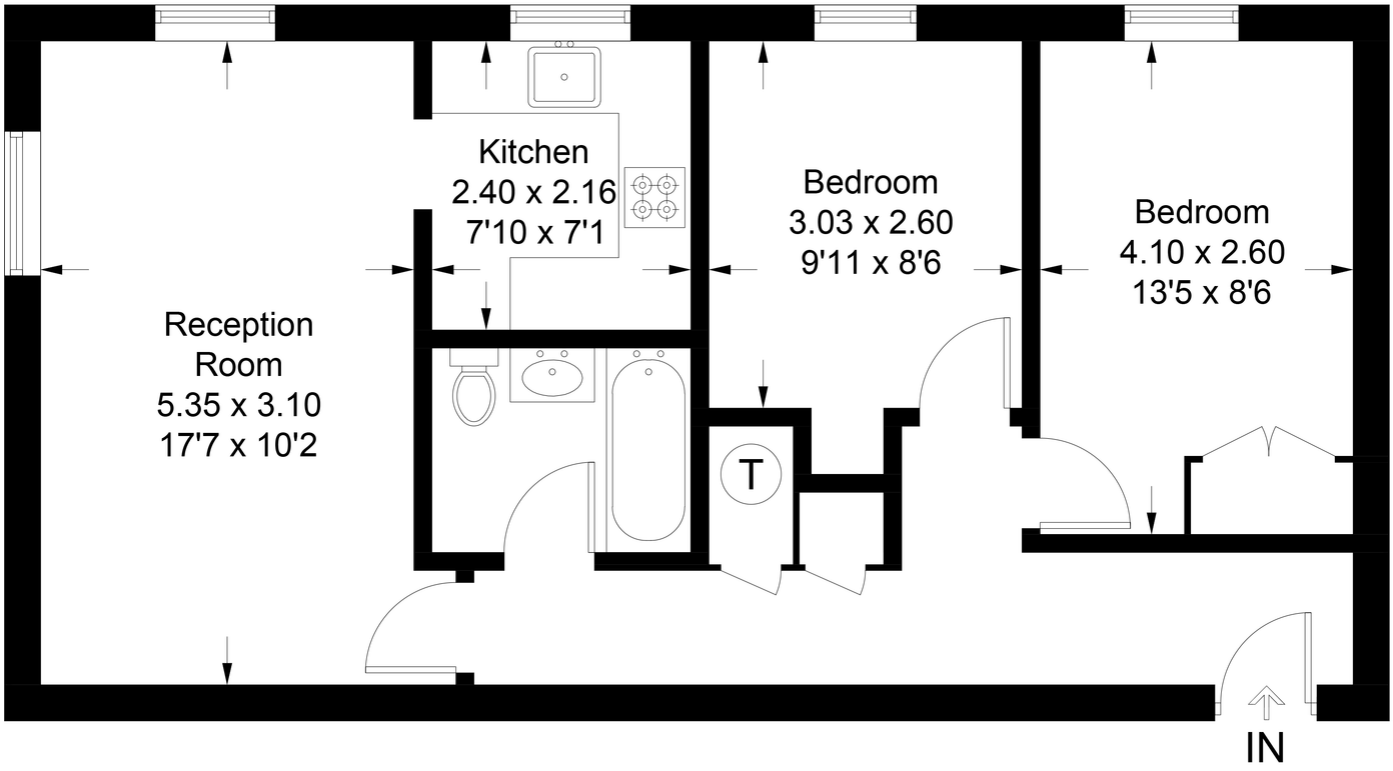
## Offers in excess of £300,000

- **Two bedrooms**
- **Very 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 Streatham Hill and Streatham Mainline Station giving direct access to Victoria, London Bridge and the City. There is no onward chain.

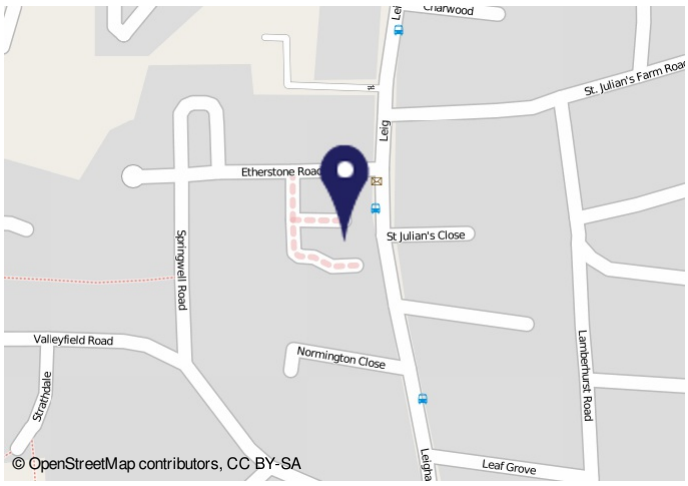
# Fawcett Close

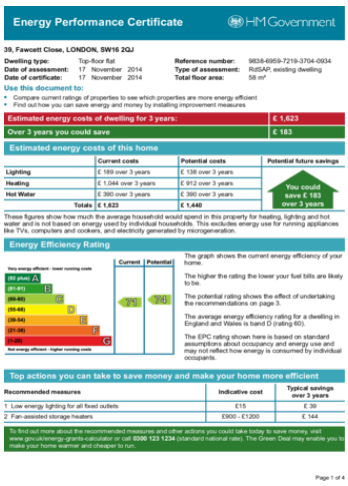
Approximate Gross Internal Area
Third Floor = 58.4 sq m / 629 sq ft




## 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 2QJ

| | | | |
|---|---|---|---|
| Dwelling type: | Top-floor flat | Reference number: | 9838-6959-7219-3704-0934 |
| Date of assessment: | 17 November 2014 | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 17 November 2014 | 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 installing 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

| | Current costs | Potential costs | Potential future savings |
|---|---|---|---|
| Lighting | £ 189 over 3 years | £ 138 over 3 years | You could save £ 183 over 3 years |
| Heating | £ 1,044 over 3 years | £ 912 over 3 years | |
| Hot Water | £ 390 over 3 years | £ 390 over 3 years | |
| Totals | £ 1,623 | £ 1,440 | |

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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 |
|---|---|---|
| 1 Low energy lighting for all fixed outlets | £15 | £ 39 |
| 2 Fan-assisted storage heaters | £900 - £1200 | £ 144 |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator 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.