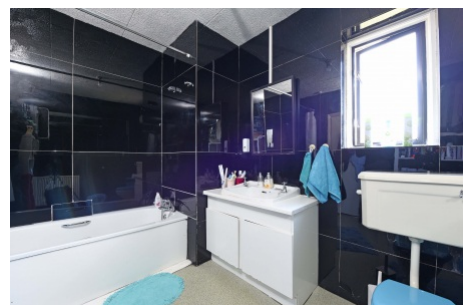


Ryecroft Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£400,000

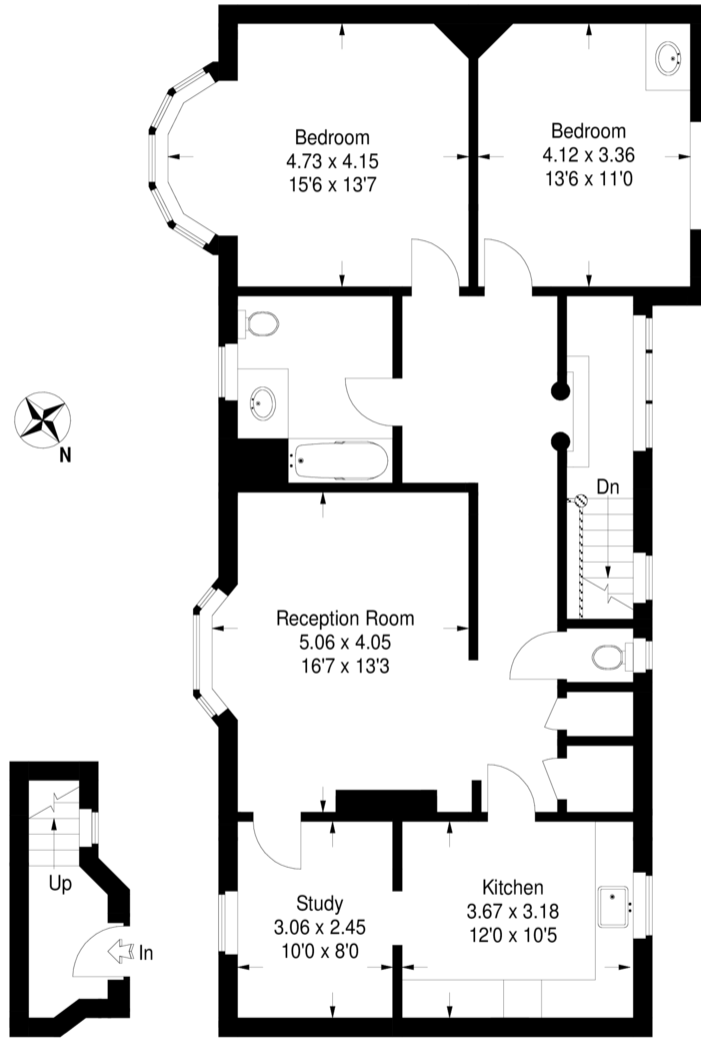
- Two bedrooms
- Large private garden and garage



A particularly spacious two double bedroom, two reception room flat on the first floor of a converted house. The flat has an attic space with the same footprint as the flat with the potential for loft conversion (subject to local authority and freeholder consent) a private garden and a garage with communal driveway space. The accommodation is in good order and has a private entrance. Norwood Grove is on the doorstep and provides delightful parkland. There are shops and bus routes at Crown Point.

Ryecroft Road

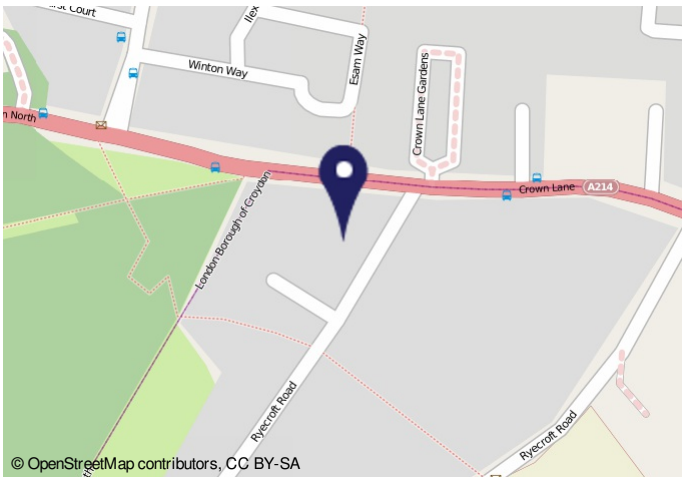
Approximate Gross Internal Area
109 sq m / 1173 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID49345)



Energy Performance Certificate

91, Ryecroft Road
E.C.H.C.H.D.
SW16 3EJ

Dwelling type: Top-floor flat
Date of assessment: 29 March 2012
Date of certificate: 29 March 2012
Reference number: 0197-2814-6212-2411
Type of assessment: RPSAP - existing dwelling
Total floor area: 109sqm

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	Possible	Current	Possible
A	B	D	C
B	C	E	D
C	D	F	E
D	E	G	F
E	F	H	G
F	G	I	H
G	H	J	I
H	I	K	J
I	J	L	K
J	K	M	L
K	L	N	M
L	M	O	N
M	N	P	O
N	O	Q	P
O	P	R	Q
P	Q	S	R
Q	R	T	S
R	S	U	T
S	T	V	U
T	U	W	V
U	V	X	W
V	W	Y	X
W	X	Z	Y
X	Y	AA	Z
Y	Z	AB	AA
Z	AA	AC	AB
AA	AB	AD	AC
AB	AC	AE	AD
AC	AD	AF	AE
AD	AE	AG	AF
AE	AF	AH	AG
AF	AG	AI	AH
AG	AH	BA	AI
AH	BA	BB	BA
BA	BB	BC	BB
BB	BC	BD	BC
BC	BD	BE	BD
BD	BE	BF	BE
BE	BF	BG	BF
BF	BG	BH	BG
BG	BH	BI	BH
BH	BI	BJ	BI
BI	BJ	BK	BJ
BJ	BK	BL	BK
BK	BL	BM	BL
BL	BM	BN	BL
BM	BN	BO	BM
BN	BO	BP	BN
BO	BP	BQ	BO
BP	BQ	BR	BP
BQ	BR	BS	BQ
BR	BS	BT	BR
BS	BT	BU	BS
BT	BU	BV	BT
BU	BV	BW	BU
BV	BW	BX	BV
BW	BX	BY	BW
BX	BY	BZ	BX
BY	BZ	CA	BY
BZ	CA	CB	BZ
CA	CB	CC	CA
CB	CC	CD	CB
CC	CD	CE	CC
CD	CE	CF	CD
CE	CF	CG	CE
CF	CG	CH	CF
CG	CH	CI	CG
CH	CI	CJ	CH
CI	CJ	CK	CI
CJ	CK	CL	CJ
CK	CL	CM	CK
CL	CM	CN	CL
CM	CN	CO	CM
CN	CO	CP	CN
CO	CP	CQ	CO
CP	CQ	CR	CP
CQ	CR	CS	CQ
CR	CS	CT	CR
CS	CT	CU	CS
CT	CU	CV	CT
CU	CV	CW	CU
CV	CW	CX	CV
CW	CX	CY	CW
CX	CY	CZ	CX
CY	CZ	DA	CY
CZ	DA	DB	CZ
DA	DB	DC	DA
DB	DC	DD	DB
DC	DD	DE	DC
DD	DE	DF	DD
DE	DF	DG	DE
DF	DG	DH	DF
DG	DH	DI	DG
DH	DI	DJ	DH
DI	DJ	DK	DI
DJ	DK	DL	DJ
DK	DL	DM	DK
DL	DM	DN	DL
DM	DN	DO	DM
DN	DO	DP	DN
DO	DP	DQ	DO
DP	DQ	DR	DP
DQ	DR	DS	DQ
DR	DS	DT	DR
DS	DT	DU	DS
DT	DU	DV	DT
DU	DV	DW	DU
DV	DW	DX	DV
DW	DX	DY	DW
DX	DY	DZ	DX
DY	DZ	EA	DY
DZ	EA	EB	DZ
EA	EB	EC	EA
EB	EC	ED	EB
EC	ED	EE	EC
ED	EE	EF	ED
EE	EF	EG	EE
EF	EG	EH	EF
EG	EH	EI	EG
EH	EI	EJ	EH
EI	EJ	EK	EI
EJ	EK	EL	EJ
EK	EL	EM	EK
EL	EM	EN	EL
EM	EN	EO	EM
EN	EO	EP	EN
EO	EP	EQ	EO
EP	EQ	ER	EP
EQ	ER	ES	EQ
ER	ES	ET	ER
ES	ET	EU	ES
ET	EU	EV	ET
EU	EV	EW	EU
EV	EW	EX	EV
EW	EX	EY	EW
EX	EY	EZ	EX
EY	EZ	FA	EY
EZ	FA	FB	EZ
FA	FB	FC	FA
FB	FC	FD	FB
FC	FD	FE	FC
FD	FE	FF	FD
FE	FF	FG	FE
FF	FG	FH	FF
FG	FH	FI	FG
FH	FI	FJ	FH
FI	FJ	FK	FI
FJ	FK	FL	FJ
FK	FL	FM	FK
FL	FM	FN	FL
FM	FN	FO	FM
FN	FO	FP	FN
FO	FP	FQ	FO
FP	FQ	FR	FP
FQ	FR	FS	FQ
FR	FS	FT	FR
FS	FT	FU	FS
FT	FU	FV	FT
FU	FV	FW	FU
FV	FW	FX	FV
FW	FX	FY	FW
FX	FY	FZ	FX
FY	FZ	GA	FY
FZ	GA	GB	FZ
GA	GB	GC	GA
GB	GC	GD	GB
GC	GD	GE	GC
GD	GE	GF	GD
GE	GF	GG	GE
GF	GG	GH	GF
GG	GH	GI	GG
GH	GI	GJ	GH
GI	GJ	GK	GI
GJ	GK	GL	GJ
GK	GL	GM	GK
GL	GM	GN	GL
GM	GN	GO	GM
GN	GO	GP	GN
GO	GP	GQ	GO
GP	GQ	GR	GP
GQ	GR	GS	GQ
GR	GS	GT	GR
GS	GT	GU	GS
GT	GU	GV	GT
GU	GV	GW	GU
GV	GW	GX	GV
GW	GX	GY	GW
GX	GY	GZ	GX
GY	GZ	HA	GY
GZ	HA	HB	GZ
HA	HB	HC	HA
HB	HC	HD	HB
HC	HD	HE	HC
HD	HE	HF	HD
HE	HF	HG	HE
HF	HG	HH	HF
HG	HH	HI	HG
HH	HI	HJ	HH
HI	HJ	HK	HI
HJ	HK	HL	HJ
HK	HL	HM	HK
HL	HM	HN	HL
HM	HN	HO	HM
HN	HO	HP	HN
HO	HP	HQ	HO
HP	HQ	HR	HP
HQ	HR	HS	HQ
HR	HS	HT	HR
HS	HT	HU	HS
HT	HU	HV	HT
HU	HV	HW	HU
HV	HW	HX	HV
HW	HX	HY	HW
HX	HY	HZ	HX
HY	HZ	IA	HY
HZ	IA	IB	HZ
IA	IB	IC	IA
IB	IC	ID	IB
IC	ID	IE	IC
ID	IE	IF	ID
IE	IF	IG	IE
IF	IG	IH	IF
IG	IH	II	IG
IH	II	IJ	IH
II	IJ	IK	II
IJ	IK	IL	IJ
IK	IL	IM	IK
IL	IM	IN	IL
IM	IN	IO	IM
IN	IO	IP	IN
IO	IP	IQ	IO
IP	IQ	IR	IP
IQ	IR	IS	IQ
IR	IS	IT	IR
IS	IT	IU	IS
IT	IU	IV	IT
IU	IV	IV	IU
IV	IV	IV	IV

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

	Current	Possible
Energy use	302 kWh/m ² per year	289 kWh/m ² per year
Carbon dioxide emissions	6.1 tonnes per year	6.1 tonnes per year
Lighting	£72 per year	£50 per year
Heating	£1,005 per year	£1,005 per year
Hot water	£134 per year	£116 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 (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the built asset for cooling or swimming appliances, such as TV, fridge etc., nor do they reflect the costs associated with towels, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Information to look for in the Energy Saving Trust Recommended logo when buying energy-efficient products. This label and energy use to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information concerning your dwelling'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.