

Woodbourne Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

- Two bedrooms
- Popular residential road



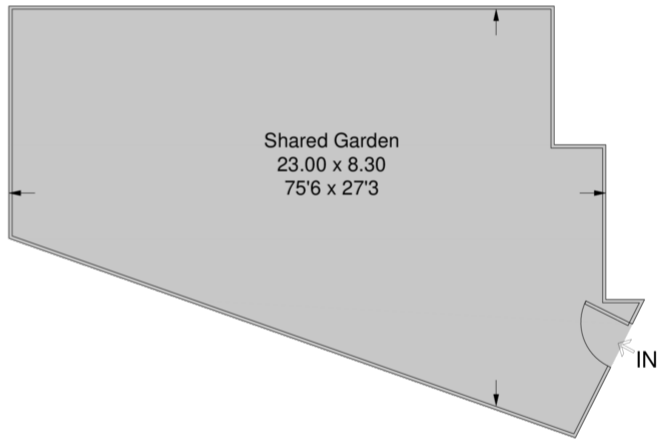
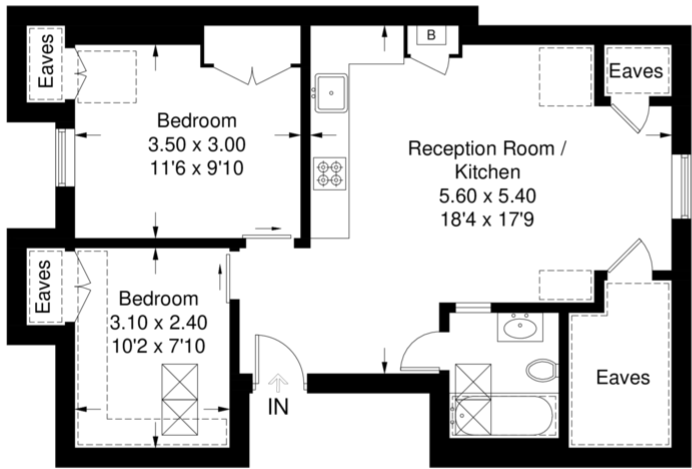
A charming two bedroom top floor flat on a popular residential road with Streatham High Road at one end and Tooting Bec Common at the other. The property has an open plan kitchen and living room with a feature raw brick wall and has the advantage of access to eaves and loft storage areas. The flat is in good condition and benefits from lots of natural light. There is off street parking to the front and a communal south facing garden to the rear. The nearest stations are Streatham Hill and Streatham mainline station giving direct access to London Bridge, Victoria, Clapham Junction, Blackfriars and Farringdon. Streatham High Road has many bars and restaurants as well as shops and supermarkets for convenience. Virgin Fitness is located just around the corner on Ockley Road. This property is being sold with no onward chain.

Woodbourne avenue

Approximate Gross Internal Area (Excluding Eaves) = 44.0 sq m / 474 sq ft
 Reduced Headroom = 6.1 sq m / 65 sq ft
 Total = 50.1 sq m / 539 sq ft

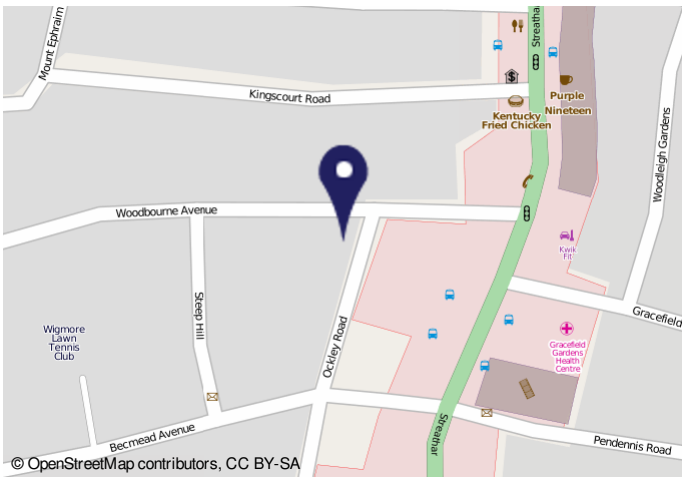


= Reduced headroom below 1.5m / 5'0"



Second 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. (ID414612)



Energy Performance Certificate HM Government

Flat 5, 15 Woodbourne Avenue, LONDON, SW16 1UP

Dwelling type: Top-floor flat Reference number: 0402-2842-7521-6907-4961

Date of assessment: 02 February 2013 Type of assessment: RdSAP existing dwelling

Date of certificate: 14 February 2013 Total floor area: 43 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: £ 2,232

Over 3 years you could save: £ 459

| Estimated energy costs of this home | | Potential costs | | Potential future savings | |
|-------------------------------------|----------------------|----------------------|-----------------|--------------------------|--------------------------|
| | Current costs | | Potential costs | | Potential future savings |
| Lighting | £ 159 over 3 years | £ 81 over 3 years | | | |
| Heating | £ 1,857 over 3 years | £ 1,551 over 3 years | | | |
| Hot Water | £ 216 over 3 years | £ 141 over 3 years | | | |
| Total | £ 2,232 | £ 1,773 | | | £ 459 |

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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 | £40 | £ 67 |
| 2 Heating controls (room thermostat and TRVs) | £300 - £450 | £ 208 |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 112 |

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and other actions you could take today to save money visit www.gov.uk/energy-efficiency or call 0800 123 1234 (not available at night). The Green Deal only enables you to finance your home warmer and cheaper at first.

Page 1 of 4

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.