

## Mount Nod, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£500,000**

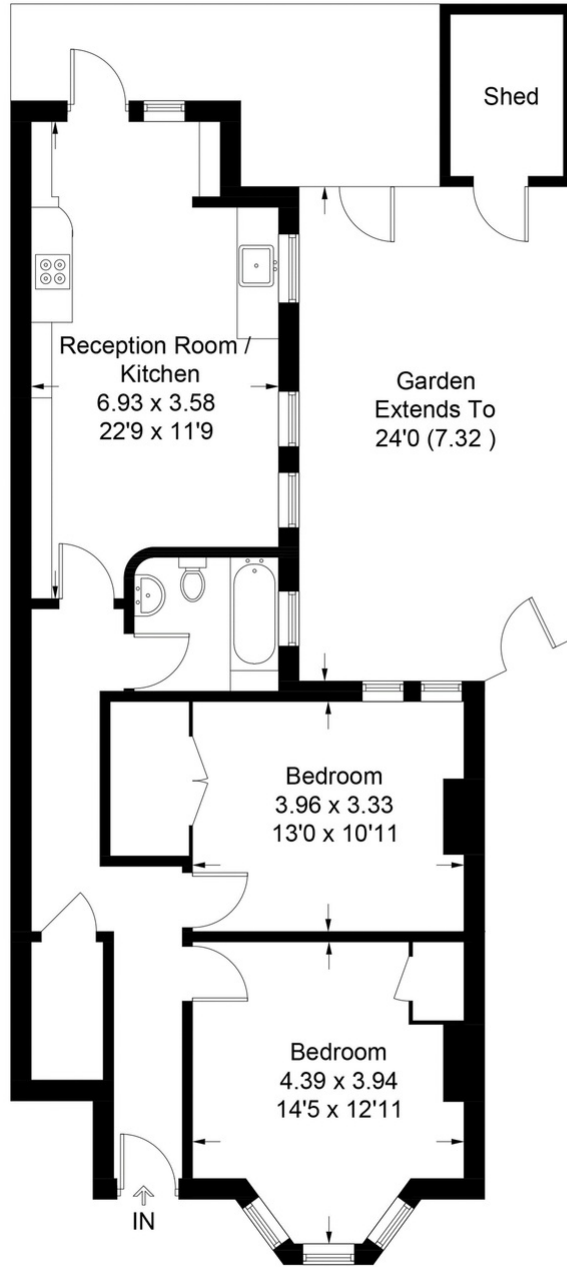
- Two double bedrooms
- Property is bright and full of character



A lovely two double bedroom ground floor flat on a very popular road. The flat is bright and full of character, set back from the tree lined road by a large front lawn and an attractive private rear garden. The open plan kitchen/reception room is a good size and there is good storage throughout the flat. Both Streatham Hill and Tulse Hill stations are a short walk away giving a choice of routes into the city and the new Marks and Spencer Food Hall is now open at Streatham Hill adding to the array of shops, bars and restaurants there. Hillside Gardens play area, park and tennis courts are a short walk away and parking is un-restricted in the highly desirable conservation area.

# Mount Nod Road

Approximate Gross Internal Area Total = 73.3 sq m / 789 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID415128)

**Energy Performance Certificate** HM Government

48, Mount Nod Road, LONDON, SW16 2LL  
 Dwelling type: Ground floor flat  
 Date of assessment: 06 March 2018  
 Date of certificate: 07 March 2018  
 Reference number: 0956-6034-6237-4145-8524  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 65 m<sup>2</sup>

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:** £ 1,998  
**Over 3 years you could save:** £ 819

Estimated energy costs of this home		Potential costs		Potential future savings
Current costs	Over 3 years	Potential costs	Over 3 years	Over 3 years
Lighting	£ 225	£ 147	£ 78	You could save £ 819 over 3 years
Heating	£ 1,484	£ 747	£ 737	
Hot Water	£ 279	£ 285	£ 6	
<b>Totals</b>	<b>£ 1,988</b>	<b>£ 1,179</b>	<b>£ 809</b>	

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 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 shows how it 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 Internal or external wall insulation	£4,000 - £14,000	£ 417
2 Floor insulation (suspended floor)	£800 - £1,200	£ 68
3 Floor insulation (solid floor)	£4,000 - £5,000	£ 63

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

To find out more about the recommendations and the actions you could save money by, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or 0800 125 1234 (national landline). The Green Deal may enable you to finance your home's energy and/or water efficiency improvements. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.