

Lydhurst Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£415,000

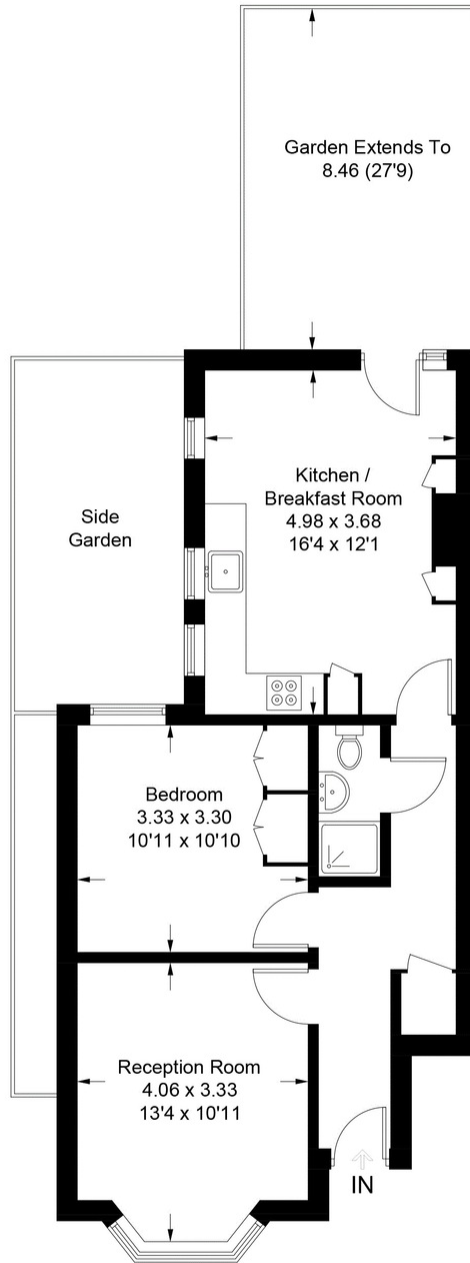
- One bedroom
- Good sized private garden



A stunning ground floor one bedroom maisonette which is situated on a corner plot. The flat benefits from its own front door and has many original features but boasts a large, modern kitchen and dining space which flows on to a private garden. The property is in excellent decorative order with lots of natural light. Lydhurst Avenue is connected to the popular A, B, C Roads and has similar architecture. Streatham Hill and Tulse Hill Stations offer a variety of direct routes in to the City, London Bridge and Victoria. Streatham High Road has an abundance of shops, bars and restaurants as well as a wide choice of supermarkets, not least the new Marks & Spencers Foodhall.

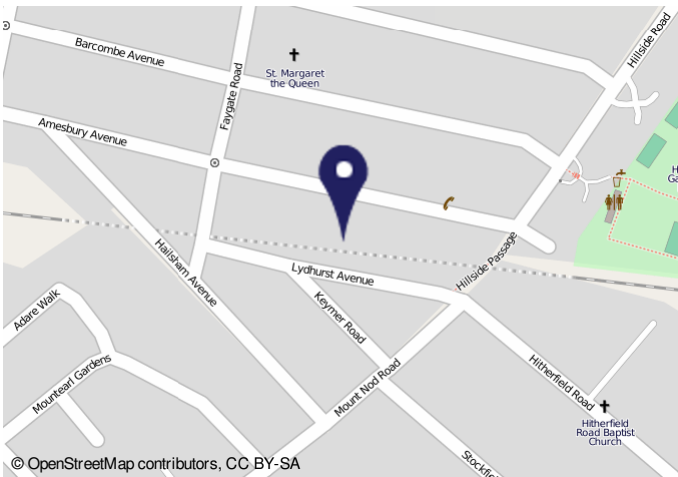
Lydhurst Avenue

Approximate Gross Internal Area Total = 54.8 sq m / 590 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID424691)



Energy Performance Certificate																															
1 Lydhurst Avenue LONDON SW2 2AL		Dwelling type: Ground-floor flat Date of assessment: 21 February 2009 Date of certificate: 21 February 2009 Reference number: 845 4222-9050-6879-0022 Total floor area: 54 sq m																													
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 (CO ₂) emissions.																															
Energy Efficiency Rating		Environmental Impact Rating (CO₂)																													
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>																													
<table border="1"> <thead> <tr> <th colspan="4">Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</th> </tr> <tr> <th></th> <th>Current</th> <th>Potential</th> <th></th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>523 kWh/year</td> <td>364 kWh/year</td> <td></td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>4.8 tonnes per year</td> <td>3.3 tonnes per year</td> <td></td> </tr> <tr> <td>Lighting</td> <td>£52 per year</td> <td>£20 per year</td> <td></td> </tr> <tr> <td>Heating</td> <td>£263 per year</td> <td>£163 per year</td> <td></td> </tr> <tr> <td>Hot water</td> <td>£165 per year</td> <td>£85 per year</td> <td></td> </tr> </tbody> </table>				Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home					Current	Potential		Energy use	523 kWh/year	364 kWh/year		Carbon dioxide emissions	4.8 tonnes per year	3.3 tonnes per year		Lighting	£52 per year	£20 per year		Heating	£263 per year	£163 per year		Hot water	£165 per year	£85 per year	
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<p>Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel for any installed electric, mechanical or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.</p>																															
<p>To see how this home can achieve its potential rating please see the recommended measures.</p>																															
<p>The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance. For advice on how to take action and to find out about others available to help make your home more energy efficient call 0800 512 012 or visit www.energySavingTrust.org.uk/home</p>																															

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.