

Angles Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£825,000

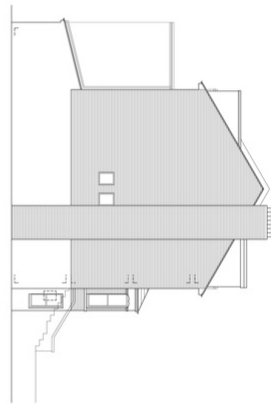
- Fully licensed HMO comprising 7 shared bathroom bedsits
- Currently rented at £53,640pa



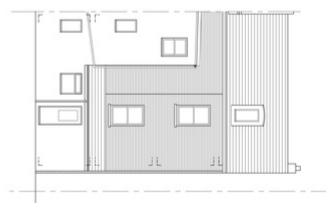
This handsome Victorian building is arranged into 7 bedsits sharing bathroom facilities although the top floor flat has the space and capacity to be made into a self-contained 1 bedroom. The HMO license runs until 25th July 2019.



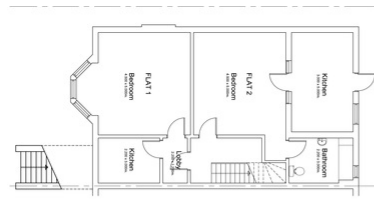
Front Elevation (from Angles Road)



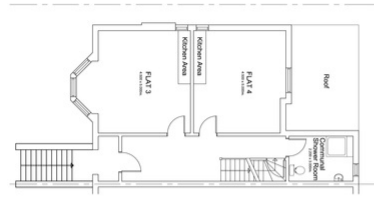
Side Elevation



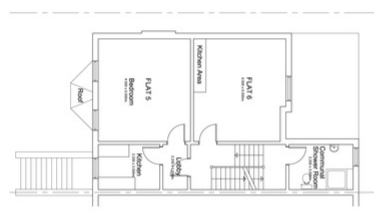
Rear Elevation



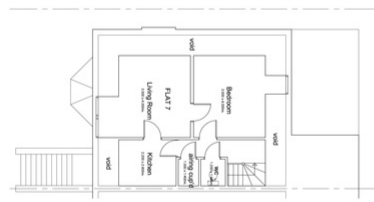
Basement



Ground



First



Attic



Scale 1:100
10 (metres)

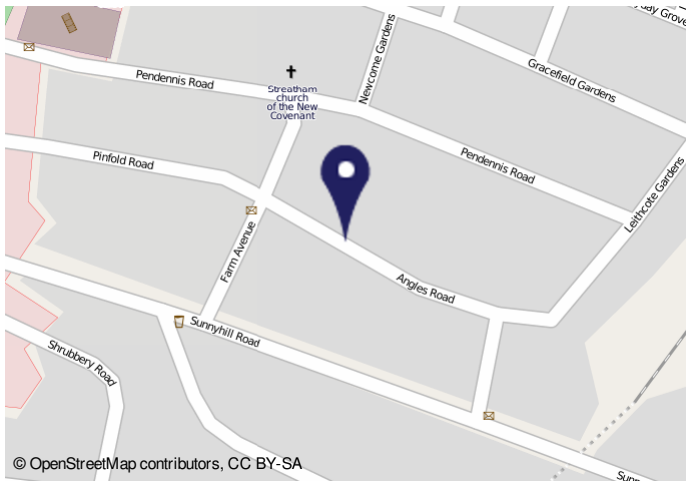


Location Plan 1:1250
Scale 1:1250

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Project: 9 Angles Road, London SW16 2UU
 Client: Johnson Road Estate
 Title: Existing Plans & Elevations & Location Plan
 Scale: 1:100
 Date: May 2015
 Drawn: RMB
 Checked: RMB
 Date: May 2015
 Project No: BA / 2772/05/100

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Energy Performance Certificate

Flat 1, 9 Angles Road, LONDON, SW16 2UU

Dwelling type: Ground floor flat
 Date of assessment: 24 January 2014
 Date of certificate: 24 January 2014
 Reference number: 8174-6020-7100-0064-2022
 Type of assessment: RUSAP existing dwelling
 Total floor area: 20 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,463
Over 3 years you could save	£ 1,641

Estimated energy costs of this home		Potential costs		Potential future savings	
Lighting	£ 57 over 3 years	£ 65 over 3 years	You could save £ 1,641 over 3 years		
Heating	£ 2,048 over 3 years	£ 369 over 3 years			
Hot Water	£ 357 over 3 years	£ 306 over 3 years			
Total	£ 2,463	£ 740			

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient: low running costs	Current	Potential
A++ (1-2)	A (39)	B (46)
A+ (3-4)		
A (5-7)		
B (8-10)		
C (11-15)		
D (16-20)		
E (21-25)		
F (26-30)		
G (31-35)		
H (36-50)		

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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Flat roof insulation	£800 - £1,500	£ 120	✓
2. Internal or external wall insulation	£4,000 - £4,000	£ 702	✓
3. Floor insulation	£800 - £1,200	£ 219	✓

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

To find out more about the recommended measures and other actions you could take today to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (national toll-free). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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.