

Knollys Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £300,000

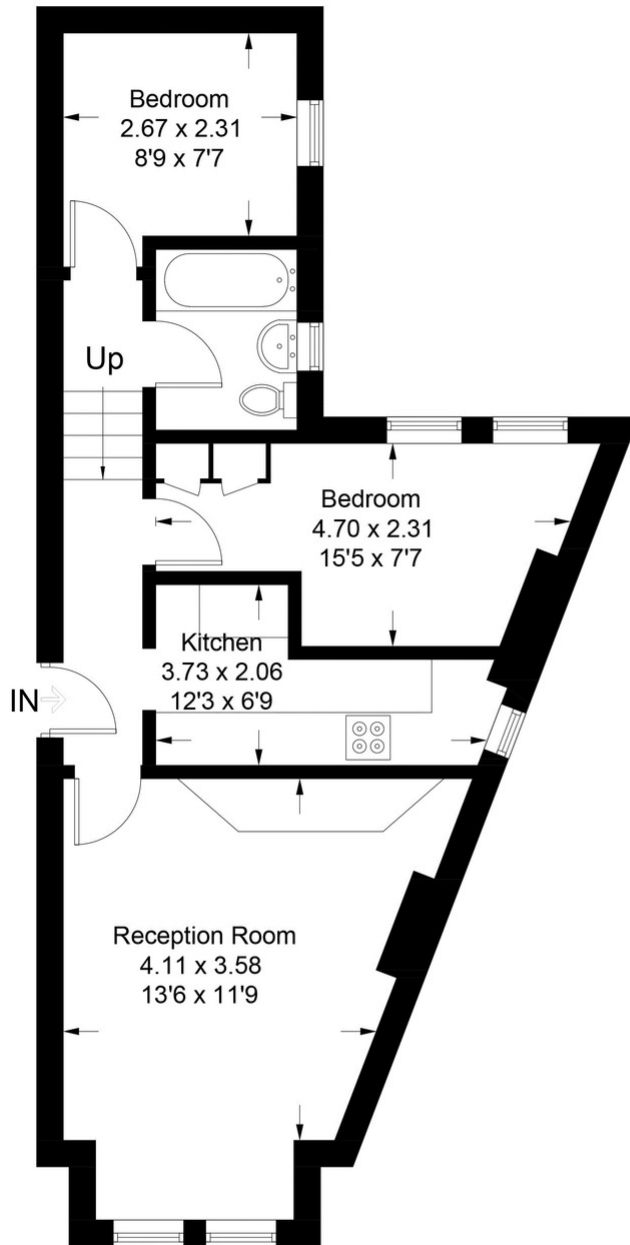
- Period conversion
- Share of west facing communal garden



A smart and unique two bedroom conversion flat forming part of this handsome Victorian building. The property is top floor and has use of a good sized west facing communal garden. The property has a wonderful bright and spacious reception area with separate kitchen. It has also been recently refurbished to a neutral and fresh decor making it perfect for somebody wanting to add their own flare. The flat is split level which promotes a spacious feel. Knollys Road is in an excellent location, neatly positioned between Tulse Hill Station, the amenities of West Norwood High Street and Streatham Hill. The property is being sold chain free and is share of freehold.

Knollys Road

Approximate Gross Internal Area Total = 50.7 sq m / 546 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID389648)



Energy Performance Certificate HM Government

171b Knollys Road, LONDON, SW16 2JF
 Dwelling type: Top floor flat
 Date of assessment: 12 September 2012
 Date of certificate: 13 September 2012
 Reference number: 0806-2812-7913-8662-7165
 Type of assessment: RdSAP existing dwelling
 Total floor area: 56 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:

Current costs	£ 2,646
Over 3 years you could save	£ 1,062

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 102 over 3 years	You could save £ 1,062 over 3 years
Heating	£ 2,217 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 261 over 3 years	£ 105 over 3 years	
Total	£ 3,646	£ 1,589	

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 sockets, 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 over 3 years	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 458	Yes
2 Low energy lighting for all fixed outlets	£20	£ 57	Yes
3 Heating controls (thermostatic radiator valves)	£300 - £450	£ 54	Yes

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and actions you could take today to save money visit www.gov.uk/energy-guidance or call 0800 123 1234 (not available at night). The Green Deal may enable you to make your home warmer and cheaper to run.

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.