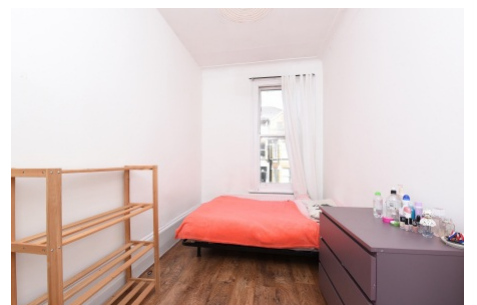


Montrell Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£445,000

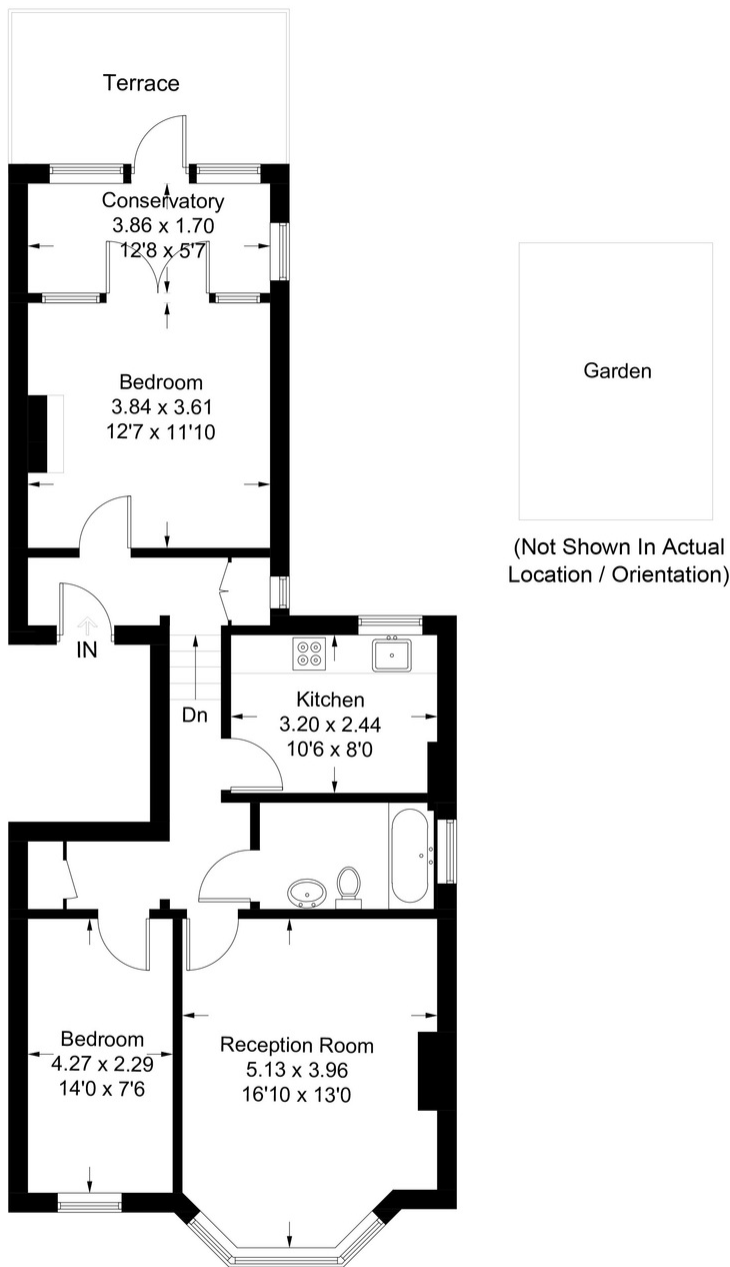
- Two bedroom conversion
- Excellent location near to Clapham, Balham and Streatham Hill



This lovely Victorian conversion flat is arranged over the first floor of the building. To the rear is a pretty terrace and to the front is a large reception. There are also two bedrooms, kitchen and bathroom. Montrell Rd is well located for Streatham Hill but also offers easy bus access to Brixton and Clapham with tube connections for the Northern and Victoria Lines.

Montrell Road

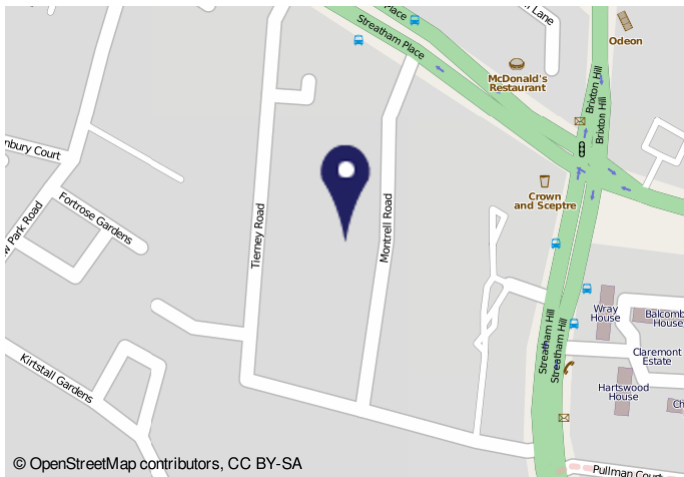
Approximate Gross Internal Area = 76.1 sq m / 819 sq ft



(Not Shown In Actual Location / Orientation)

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID427240)



Energy Performance Certificate HM Government

31b Montrell Road, LONDON, SW2 4QB
 Dwelling type: Mid-rise flat
 Date of assessment: 14 August 2017
 Date of certificate: 15 August 2017
 Reference number: 0952-2834-7583-8493-3601
 Type of assessment: RdSAP existing dwelling
 Total floor area: 73 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 this home	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 153 over 3 years	
Heating	£ 1,487 over 3 years	£ 587 over 3 years	
Hot Water	£ 312 over 3 years	£ 221 over 3 years	
Total	£ 1,915	£ 961	You could save £ 954 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy used for heating 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 shows how to save 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	£ 501
2	Low energy lighting for all fixed outlets	£15	£ 37
3	Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 216

To find out more about the recommended measures and other actions you could take to help to save money, see the government's green calculator on call 0800 122 1224 (subject to usual rates). 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.