

Woodleigh Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£469,950

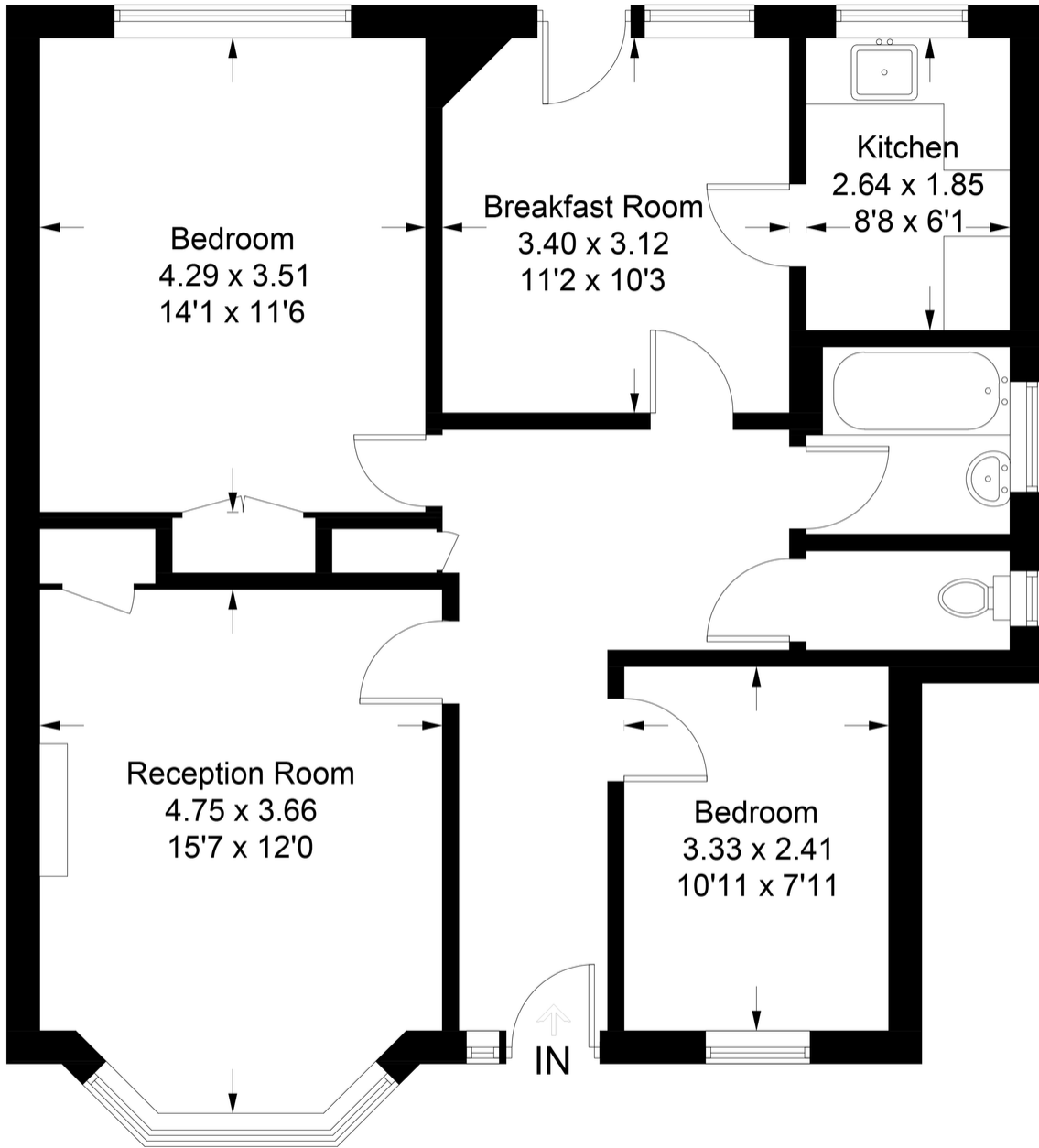
- Two bedroom purpose-built maisonette
- Private West-facing garden



An attractive two bedroom purpose-built maisonette on Woodleigh Gardens. The flat is situated on the ground floor with its own front door and has reception with dining room. It also has a private, West-facing garden. Woodleigh Gardens is conveniently located just off Streatham High Road with many local bars, shops and restaurants. There are numerous bus routes on the High Road giving direct access into central London and Brixton (for the Victoria Line). Streatham Hill is the nearest station with direct routes to Victoria, London Bridge and Clapham Junction. The property is being sold with no onward chain.

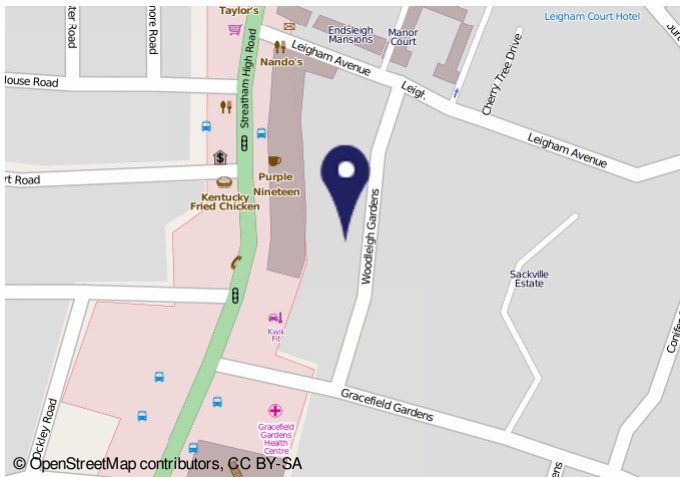
Woodleigh Gardens

Approximate Gross Internal Area Total = 77.3 sq m / 832 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID429375)



Energy Performance Certificate HM Government

48, Woodleigh Gardens, LONDON, SW16 2SY
 Dwelling type: Ground floor flat
 Date of assessment: 04 August 2015
 Date of certificate: 04 August 2015

Reference number: B2D5-7028-3370-8864-6906
 Type of assessment: RdSAP existing dwelling
 Total floor area: 78 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:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 2,142	£ 915 over 3 years	You could save £ 738 over 3 years
Lighting	£ 256 over 3 years	£ 162 over 3 years	
Heating	£ 1,560 over 3 years	£ 915 over 3 years	
Hot Water	£ 324 over 3 years	£ 327 over 3 years	
Total	£ 2,142	£ 1,404	

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	£ 515
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Low energy lighting for all fixed outlets	£20	£ 94

To find out more about the recommended measures and other actions you could take to help to save money, visit www.energy.gov.uk or call 0800 122 1224 (textonly, please). 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.