

Oakdale Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

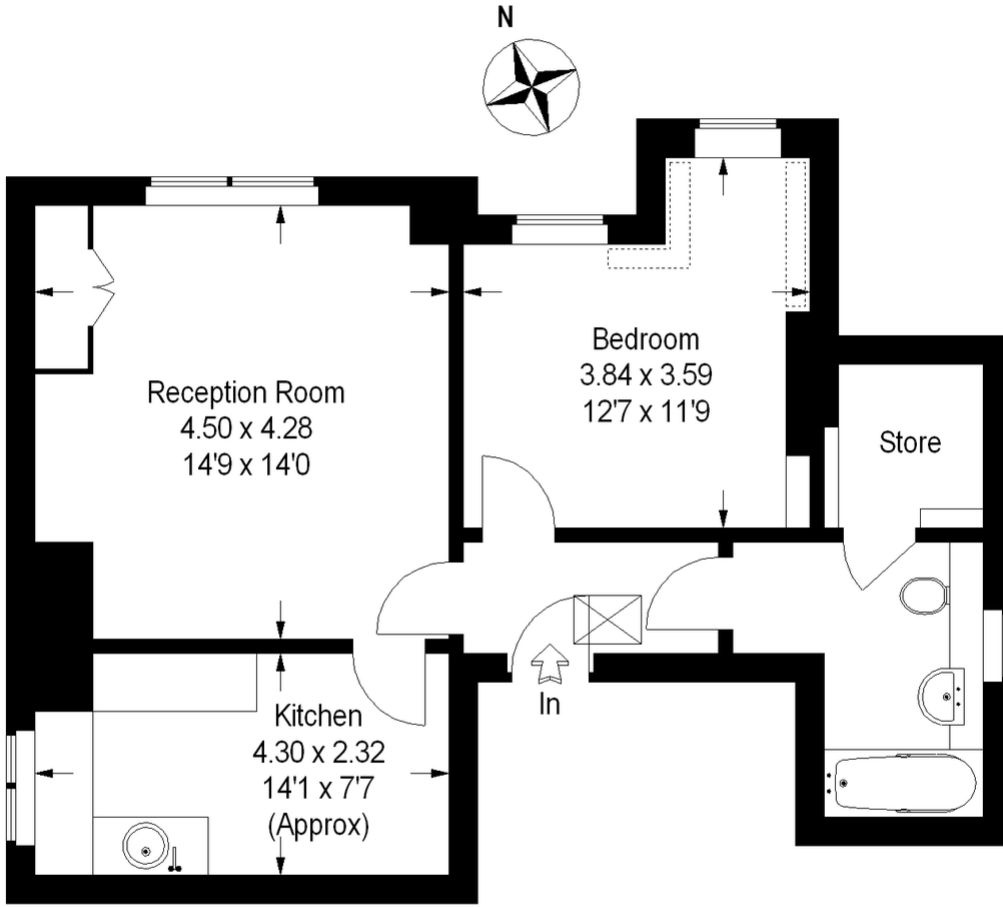
- Period conversion
- Beautifully presented



A truly gorgeous one bedroom top floor conversion in this handsome Victorian building a short walk from Streatham station and the excellent array of shops, bars and restaurants of the High Road. The accommodation is beautifully presented and comprises a spacious reception, eat-in kitchen, contemporary bathroom and bright bedroom. Oakdale Road is within a short walk of the wide open spaces of Streatham Common and the excellent train services to the city from the station.

Oakdale Road

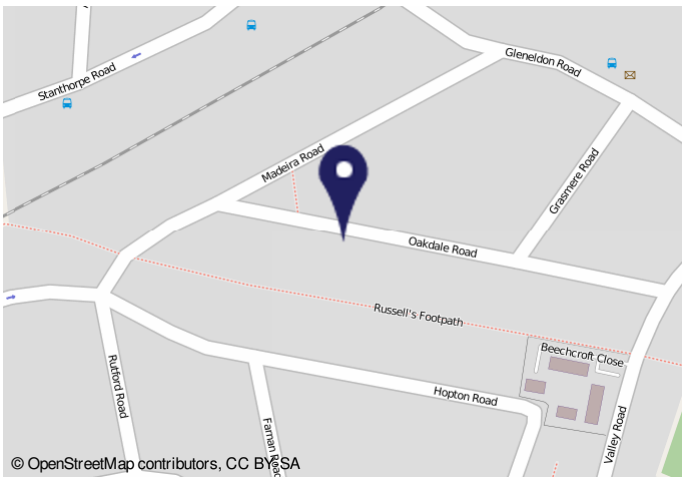
Approximate Gross Internal Area :-
 55 sq m / 592 sq ft
 Reduced Headroom :- 0.65 sq m / 7 sq ft
 Total :- 55.6 sq m / 599 sq ft



Second Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID37180)



Energy Performance Certificate HM Government

Flat 5, 31, Oakdale Road, LONDON, SW16 2NJ
 Dwelling type: Top floor flat
 Date of assessment: 18 September 2012
 Date of certificate: 22 September 2012
 Reference number: 0856-2878-0514-0192-9961
 Type of assessment: RdSAP existing dwelling
 Total floor area: 61 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	Potential costs
Over 3 years you could save	£ 2,733	£ 732

Estimated energy costs of this home			Potential savings
Lighting	£ 106 over 3 years	£ 111 over 3 years	You could save £ 732 over 3 years
Heating	£ 2,450 over 3 years	£ 1,665 over 3 years	
Hot Water	£ 225 over 3 years	£ 225 over 3 years	
Total	£ 2,781	£ 2,001	

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 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 recommended actions 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	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 500
2 Draught proofing	£50 - £120	£ 30
3 Replace single glazed windows with low E double glazed windows	£3,200 - £5,500	£ 114

To find out more about the recommended measures and other actions you could take to bring in save money, visit www.gov.uk/energy-grants-calculator or call 0800 122 1224 (subject to availability). 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.