

Pathfield road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

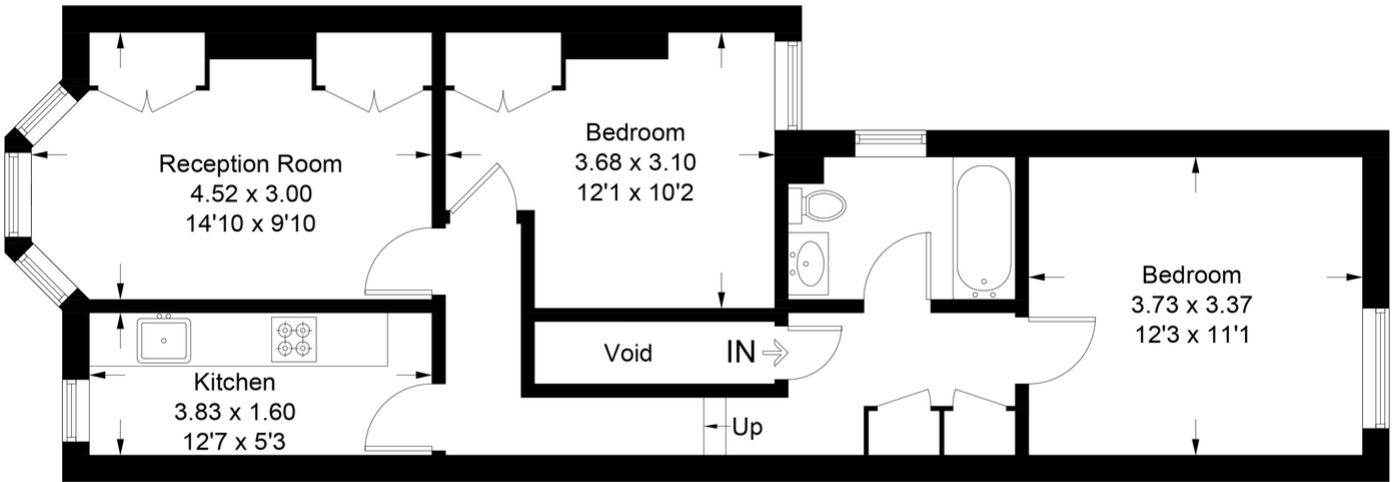
- Two bedrooms
- Victorian conversion



This lovely flat comprises two double bedrooms, separate kitchen and large reception with feature bay window. There is also a modern bathroom and access to a large loft space (although not currently in the demise of the lease). Pathfield Rd runs right down to Streatham Common station at one end and then a short walk to Streatham Common itself at the other. There are a plethora of good local bars, shops and supermarkets in the immediate vicinity.

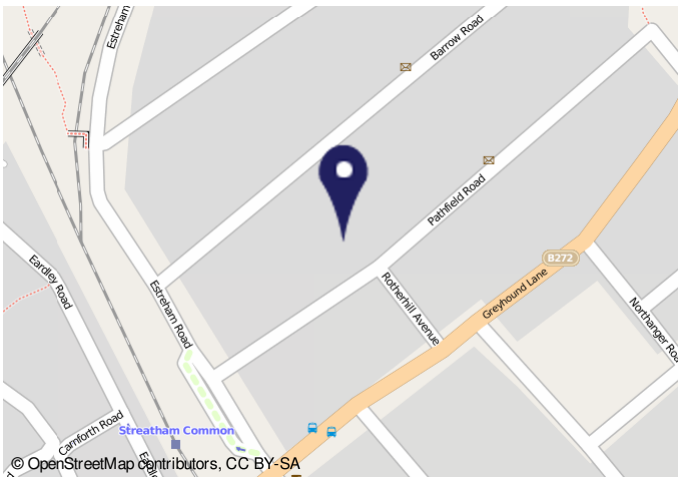
Pathfield Road

Approximate Gross Internal Area
(Excluding Void)
57.9 sq m / 623 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID434624)



Energy Performance Certificate

Flat 2 41 Pathfield Road
LONDON
SW16 5NZ

Dwelling type: Top-floor flat
Date of assessment: 11 December 2009
Date of certificate: 18 December 2009
Reference number: 825-2009-6526-0556-2525
Total floor area: 61 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact Rating (CO ₂)		
Band	Current	Potential	Band	Current	Potential
A	C	B	A	B	A

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	447 kWh/m ² per year	314 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	3.3 tonnes per year
Lighting	£92 per year	£28 per year
Heating	£252 per year	£43.9 per year
Hot water	£95 per year	£67 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water for this home. The fuel costs only take into account the cost of fuel for the most common domestic residential or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial tips for improving its energy performance.
For advice on how to take action and to find out about others available to help make your home more energy efficient call 0800 512 012 or visit www.energyefficiency.gov.uk/home

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.