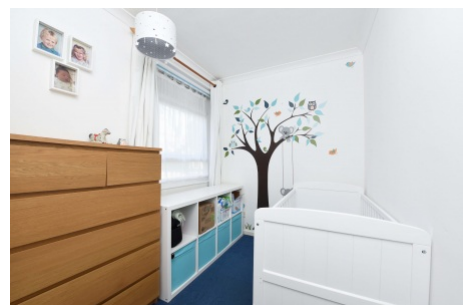
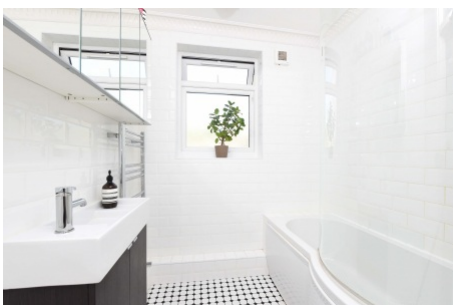


Pathfield Road, Streatham Common SW16

Tenure: Leasehold Borough: Lambeth

£375,000

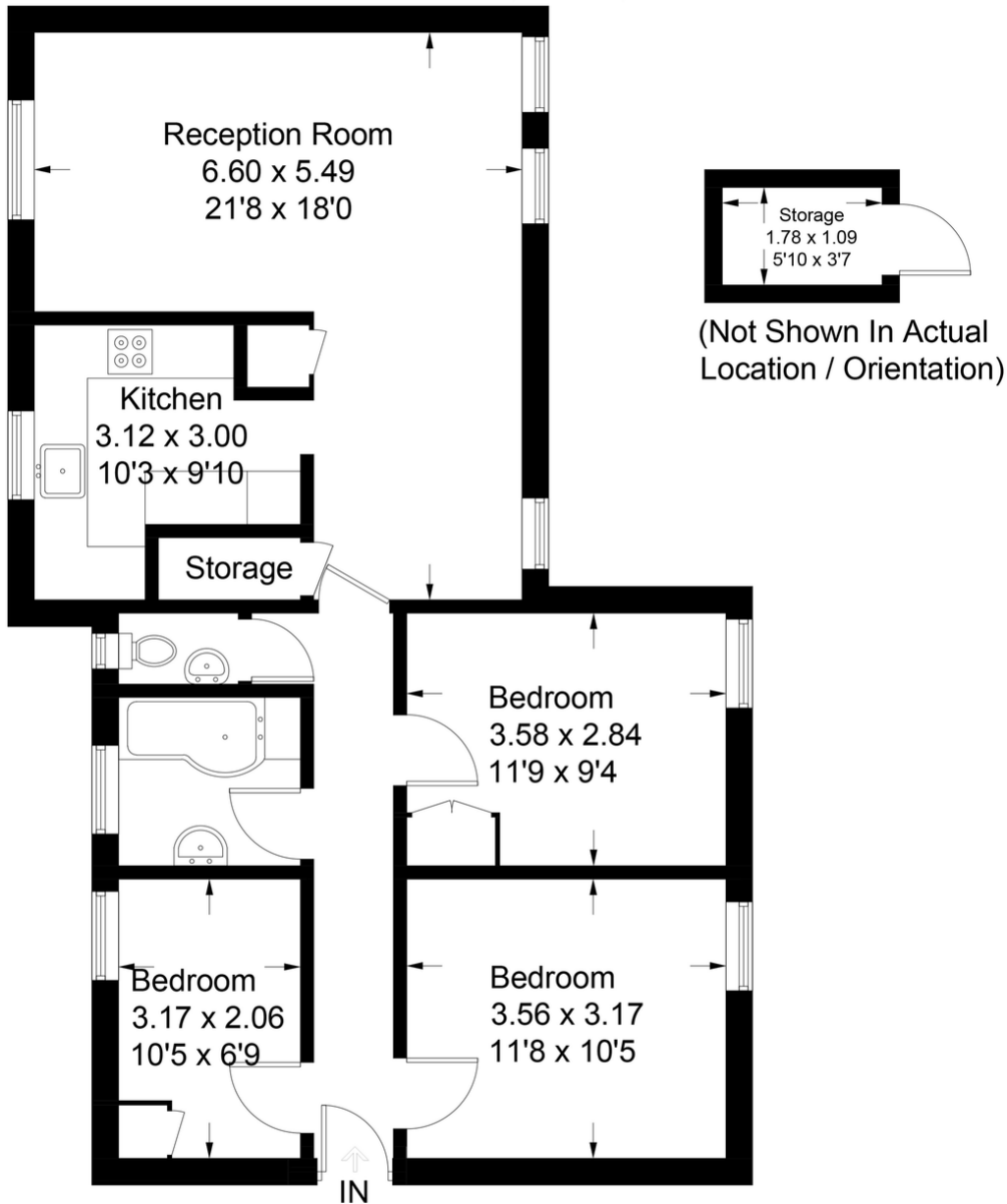
- Three bedrooms
- Excellent condition



A well presented and very spacious three bedroom ground floor flat within a few minutes walk of Streatham Common Station. The flat has a large south facing reception room with designated dining space and a separate newly fitted kitchen and recently updated family bathroom and wc. There are two large double bedrooms with built in storage and one single room/nursery. Pathfield Road is a quiet tree-lined residential street within a short walk of Streatham Common. Streatham Common Station has direct routes in to London Bridge, Victoria and Clapham Junction. Streatham High Road offers an excellent range of supermarkets, the most recent being a nearby Marks & Spencers Food Hall, numerous bars and restaurants as well as Streatham Leisure Centre.

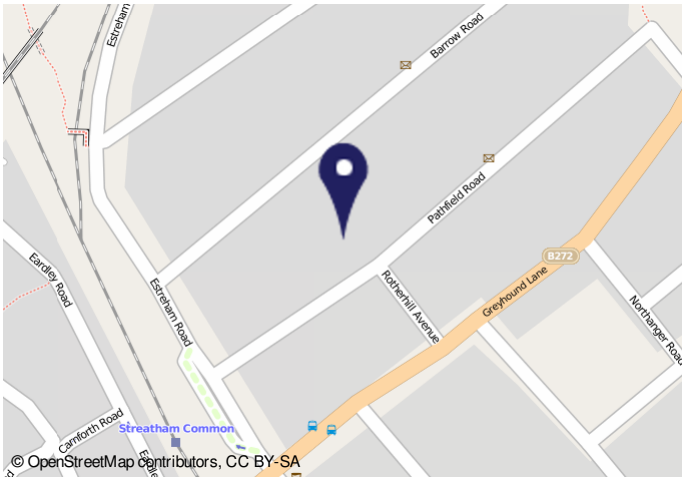
Pathfield Road

Approximate Gross Internal Area Total = 78.1 sq m / 841 sq ft
 Storage = 2.0 sq m / 22 sq ft
 Total = 80.1 sq m / 863 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID436928)



Energy Performance Certificate HM Government

19b, Pathfield Road, LONDON, SW16 0NZ
 Dwelling type: Ground floor flat
 Date of assessment: 15 November 2013
 Date of certificate: 15 November 2013
 Reference number: 8057-7420-1200-9605-3902
 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,578**
 Over 3 years you could save **£ 426**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 144 over 3 years	
Heating	£ 1,080 over 3 years	£ 738 over 3 years	
Hot Water	£ 300 over 3 years	£ 276 over 3 years	
Total	£ 1,578	£ 1,158	You could save £ 426 over 3 years

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 used 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 Floor insulation	£600 - £1,200	£ 120
2 Draught proofing	£200 - £1200	£ 28
3 Low energy lighting for all fixed outlets	£10	£ 48

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and the actions you could save money on, visit www.gov.uk/energy-efficiency-recommendations or 0800 123 1234 (limited service only). The Green Check may ensure you 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.