

Kirkstall Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£425,000

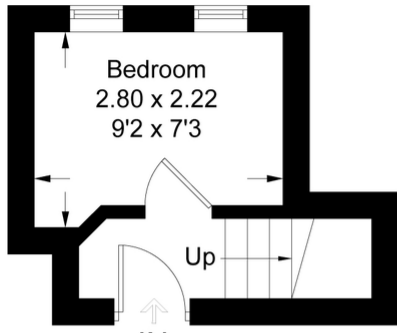
- Two bedrooms
- One of the best roads in the Telford Park conservation area



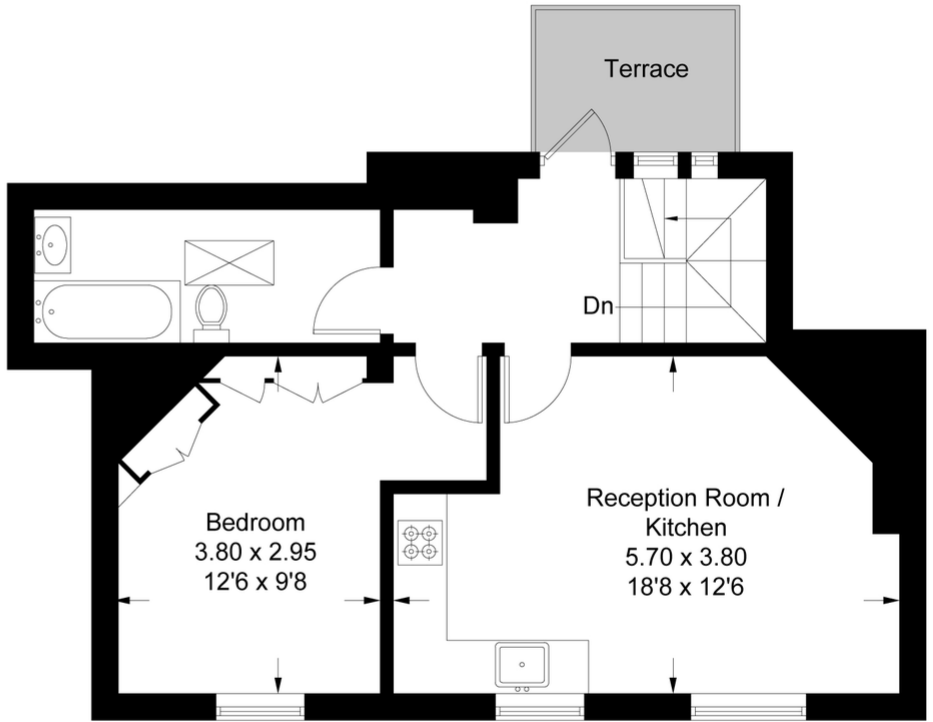
This charming top floor two bedroom apartment is presented in beautiful order throughout. The property also comprises lovely open-plan kitchen / dining / reception room as well as a lovely balcony overlooking the pretty, tree-lined street. Kirkstall Road is an incredibly quiet residential street with some of the most lovely properties in the area. Nearby you have Balham, with Northern Line tube and Streatham Hill with overground links to Victoria and a wealth of shops, bars and restaurants at both.

Kirkstall Road

Approximate Gross Internal Area
57.5 sq m / 619 sq ft

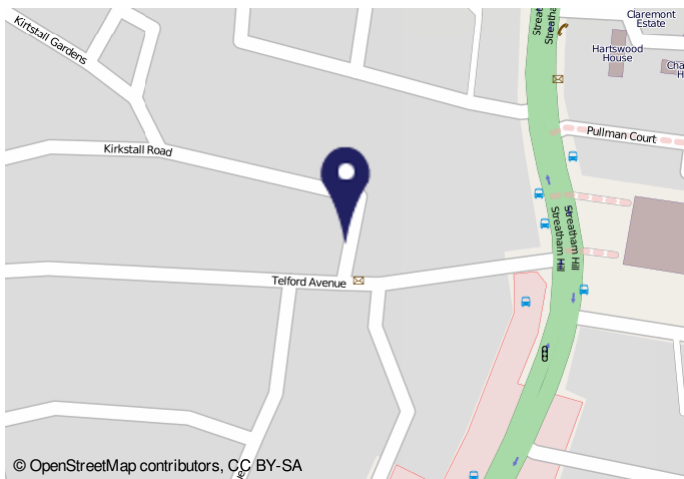


First Floor



Second 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. (ID440682)



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Energy Performance Certificate

File # 6 Kirkstall Road LONDON SW12 4HF
 Dwelling type: Top floor flat
 Date of assessment: 12 September 2011
 Date of certificate: 16 September 2011
 Reference number: 0728-0235-0239-0109-0360
 Type of assessment: RdSAP, existing building
 Total floor area: 68 m²

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 (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

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

	Current	Potential
Energy use	360 kWh/m ² per year	221 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.3 tonnes per year
Lighting	£77 per year	£30 per year
Heating	£322 per year	£753 per year
Hot water	£39 per year	£73 per year

You could save up to £118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised surveying conditions (dwelling period, room temperature, etc.) that are the same for all homes, consequently they are primarily to enable an occupant's actual fuel bills and carbon emissions to be checked. The figures do not include the impact of the basic asset (fitting) or surveying equipment, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on energy saving products.

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.