

Leigham Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £400,000

- Split level
- No chain



A purpose built flat split over two floors which could either work as a 3 bed with study or 4 bed property. The flat has a separate kitchen to reception room. The reception room faces south as does the balcony with both overlooking communal gardens. The flat is in good condition and is conveniently located just off Streatham High Road which offers plenty of bars, shops and restaurants to choose from. Streatham Hill train station has direct routes in to Victoria, London Bridge and Clapham Junction. Numerous bus routes are available in to Brixton and Central London. The excellent Dunraven School is under half a mile away. This property is being sold chain free.


Howland House

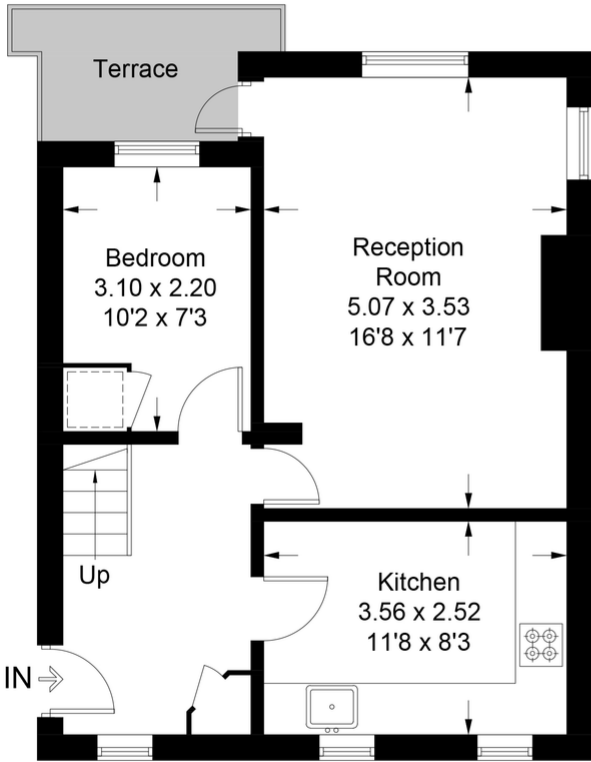
Approximate Gross Internal Area = 88.0 sq m / 947 sq ft

Reduced Headroom = 0.6 sq m / 6 sq ft

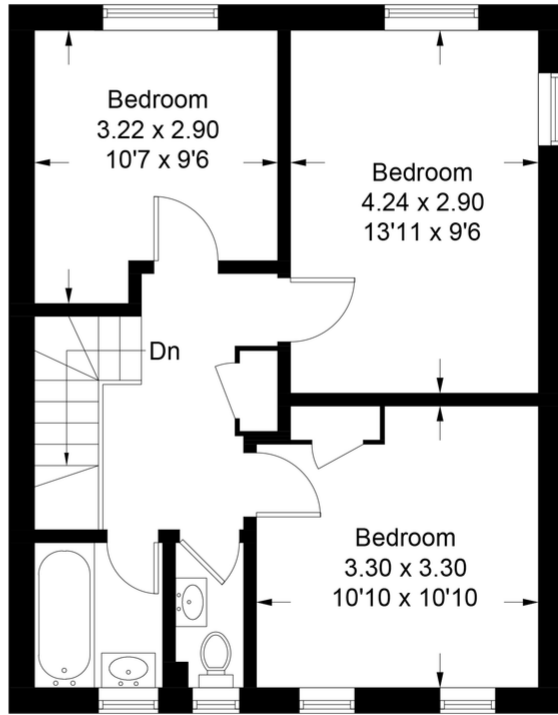
Total = 88.6 sq m / 953 sq ft



 = Reduced headroom below 1.5m / 5'0"

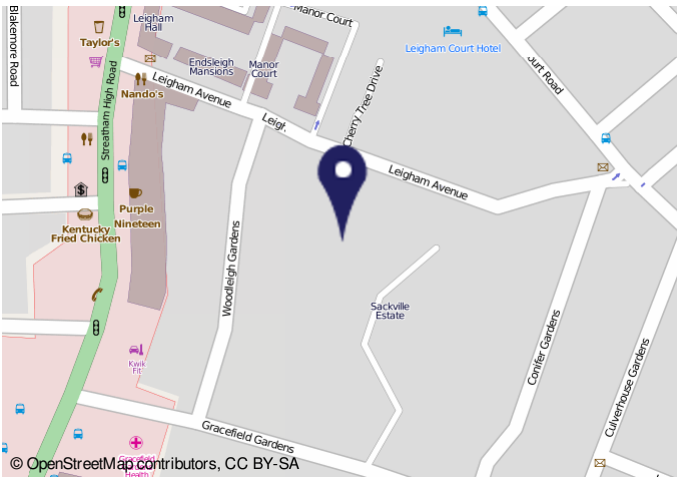


First Floor



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. (ID556547)



Energy Performance Certificate

Flat 23 Howland House, Leigham Avenue, LONDON, SW16 2TG

Dwelling type: Mid-floor apartment Reference number: 8865-7224-3690-3566-8956

Date of assessment: 16 April 2015 Type of assessment: RdSAP existing dwelling

Date of certificate: 16 April 2015 Total floor area: 75 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 | £ 2,415 |
| Over 3 years you could save | £ 1,047 |

Estimated energy costs of this home

| Category | Current costs | Potential costs | Potential future savings |
|--------------|----------------------|--------------------|-------------------------------------|
| Lighting | £ 231 over 3 years | £ 153 over 3 years | You could save £ 1,047 over 3 years |
| Heating | £ 1,881 over 3 years | £ 909 over 3 years | |
| Hot Water | £ 303 over 3 years | £ 206 over 3 years | |
| Total | £ 2,415 | £ 1,268 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 876 | |
| 2 Low energy lighting for all fixed outlets | £20 | £ 66 | |

For more information on this energy performance certificate and the actions you could take to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (free landline number). This Green Deal plan shows you to make your home warmer and cheaper to run at no upfront cost.

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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.