

Leigham Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £300,000

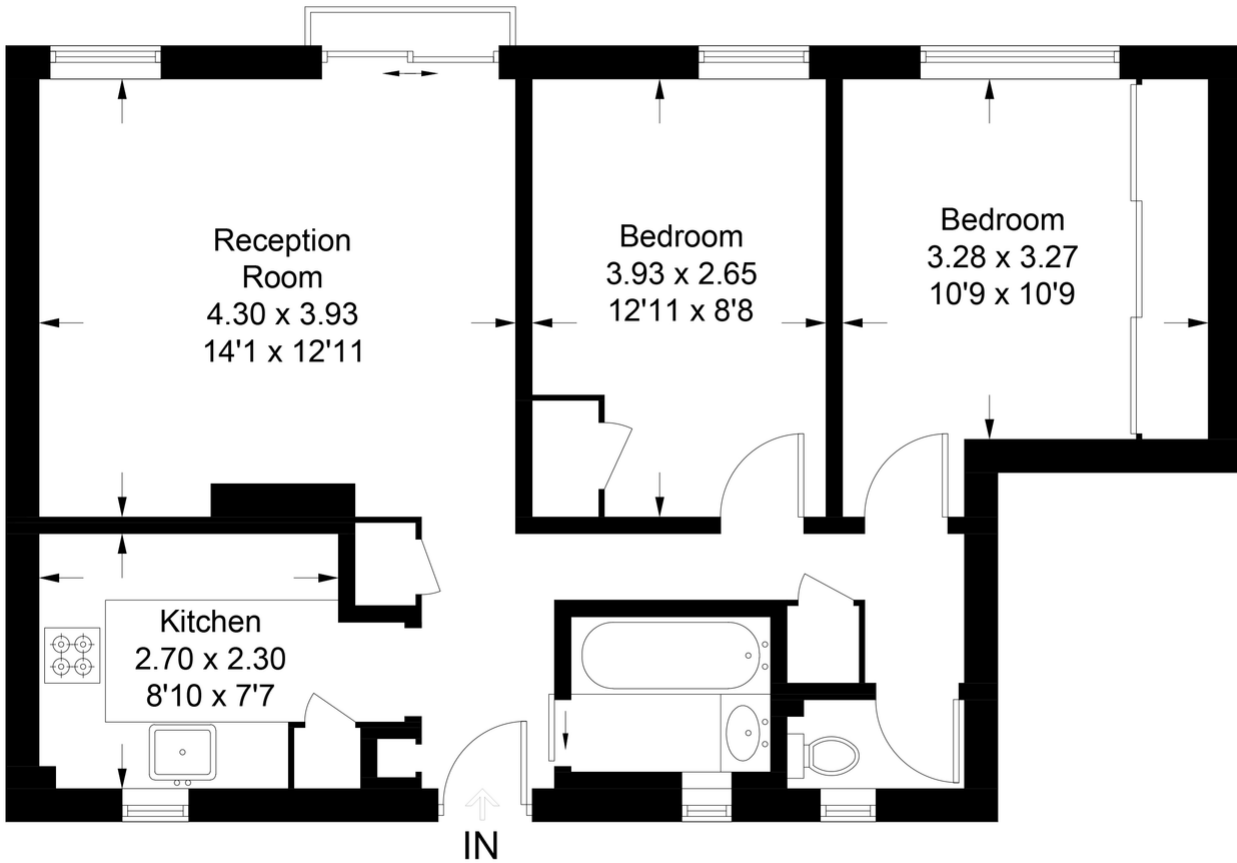
- Two double bedrooms
- Separate kitchen



A charming two double bedroom property on the raised ground floor of a purpose built block conveniently set back from Streatham High Road. The flat comprises of separate kitchen, reception room, two bedrooms with bathroom and separate WC. There is also a bespoke wardrobe fitted in to the master bedroom. The property benefits from lots of natural light and a Juliet balcony in the reception room which overlook communal gardens. Drew House is close to Streatham Hill station offering direct routes in to Victoria, Clapham Junction and London Bridge. The High Road offers a wide array of bars, shops and restaurants. No onward chain.

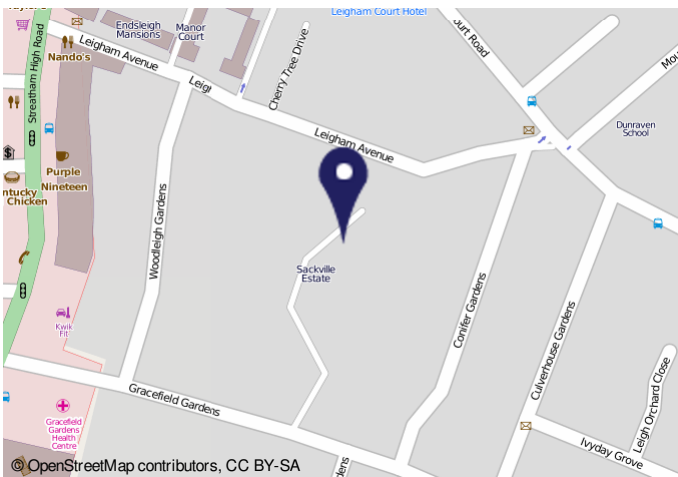
Drew House

Approximate Gross Internal Area
61.0 sq m / 657 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. (ID446211)



Energy Performance Certificate

Flat 2 Drew House, Leigham Avenue, LONDON, SW16 2TH
 Dwelling type: Mid-floor flat Reference number: 8204-8079-0720-1466-2423
 Date of assessment: 13 April 2012 Type of assessment: RdSAP existing dwelling
 Date of certificate: 17 April 2012 Total floor area: 68 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: **£ 1,545**
 Over 3 years you could save **£ 573**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 106 over 3 years	You could save £ 373 over 3 years
Heating	£ 1,128 over 3 years	£ 645 over 3 years	
Hot Water	£ 216 over 3 years	£ 222 over 3 years	
Total	£ 1,545	£ 972	

These figures show how much the average household should 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 Internal or external wall insulation	£4,000 - £14,000	£ 420
2 Low energy lighting for all fixed outlets	£125	£ 64
3 Heating controls (over thermostat and TRVs)	£300 - £450	£ 72

To find out more about the recommended measures and other actions you could take to save money, visit www.energy.gov.uk or call 0800 122 1224 (standard rate call). 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.