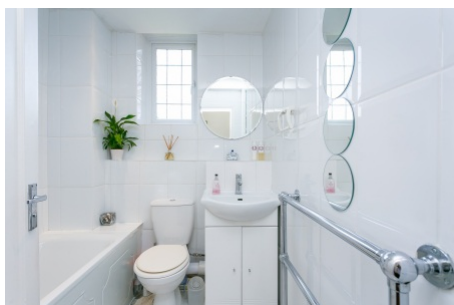


## Streatham Close, Leigham Court Road SW16

Tenure: Leasehold Borough: Lambeth

### Offers in excess of £325,000

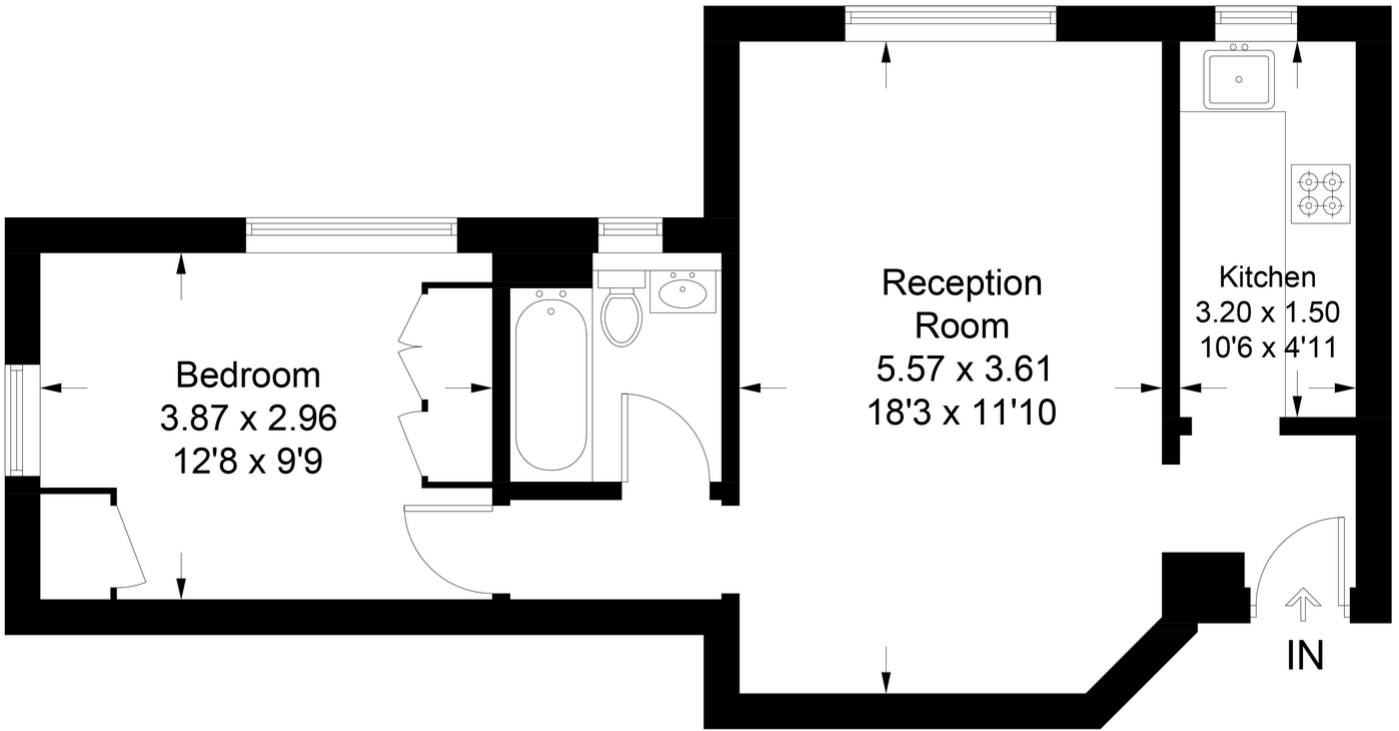
- A charming first floor flat situated in a private block
- Easy walking to Streatham Hill Station



A charming first floor, one-bedroom flat within the original part of Streatham Close. The property has good floor to ceiling height, some original floorboards and is wonderfully bright with an abundance of natural light. There is also a modern kitchen and bathroom with shower. Streatham Close has an on-site caretaker, lift, off street parking and communal gardens. It is in an excellent position for easy walking to Streatham Hill Station (giving direct access to Victoria, London Bridge and Clapham Junction) and Streatham High Road with its wide variety of shops, bars and supermarkets.

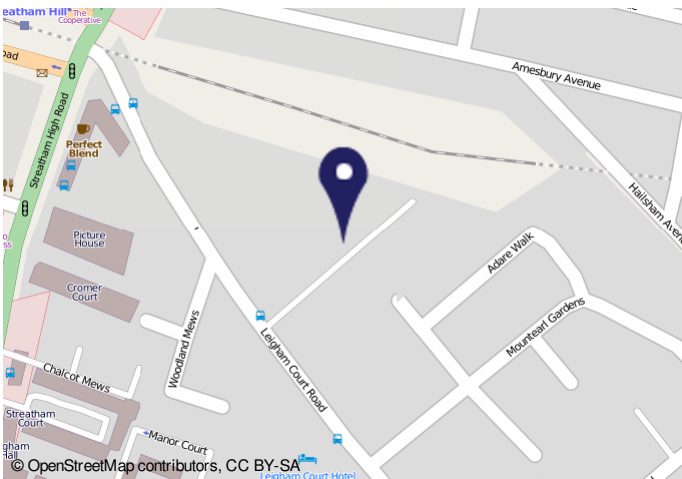
# Streatham Close

Approximate Gross Internal Area  
45.1 sq m / 485 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. (ID451009)



**Energy Performance Certificate**

24, Streatham Close, Leigham Court Road, LONDON, SW16 2NG

Dwelling type: Mid-floor flat Reference number: 8488-7228-0360-0801-4992  
 Date of assessment: 19 June 2018 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 20 June 2018 Total floor area: 44 m<sup>2</sup>

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:** **£ 1,422**  
 Over 3 years you could save **£ 585**

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current	Potential
Lighting	£ 159 over 3 years	£ 102 over 3 years	You could save <b>£ 585</b> over 3 years
Heating	£ 984 over 3 years	£ 561 over 3 years	
Hot Water	£ 279 over 3 years	£ 234 over 3 years	
<b>Total</b>	<b>£ 1,422</b>	<b>£ 897</b>	

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 heating 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	£ 261
2. Low energy lighting for all fixed outlets	£20	£ 48
3. Heating controls (room thermostats and TRVs)	£300 - £450	£ 68

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1224 (relevant national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.