

Leverson Street, Streatham SW16

Tenure: Leasehold Borough: Wandsworth

£425,000

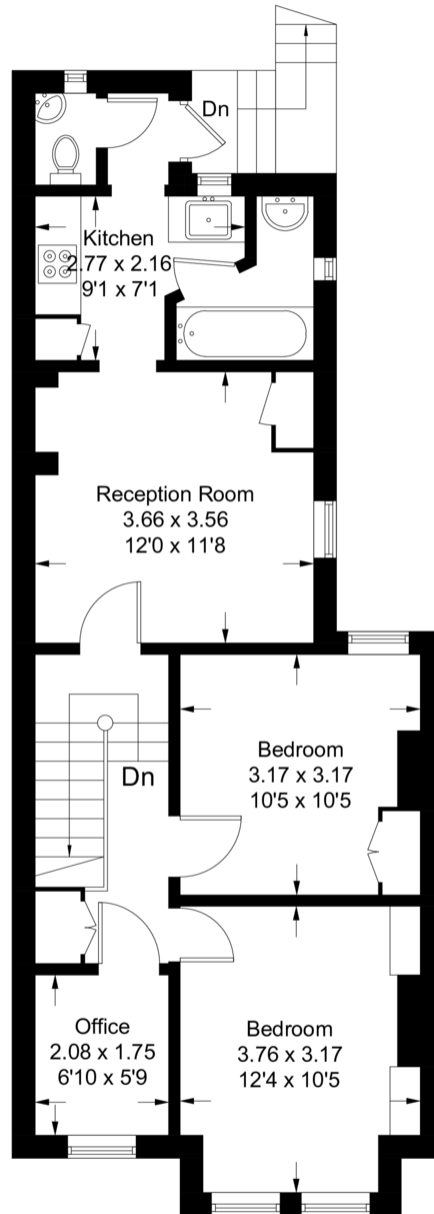
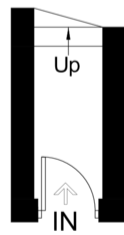
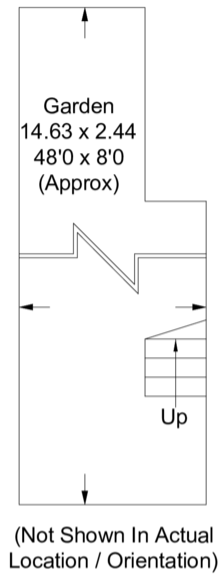
- A beautifully presented two bedroom flat
- In excellent decorative order



A beautifully presented two bedroom first/top floor flat in a period property. The flat is in excellent decorative order and the rooms are bright and lovely places to be. There is built in wardrobe space in the bedroom. The steps from the kitchen lead down to an attractive garden with a great built in seating area and the property has its own front door. Streatham Common Station is a short walk away and connects to London bridge and Victoria. There is a parade of Local shops nearby and the flat is between Tooting bec and Streatham commons giving a choice of large parks nearby.

Levenson Street

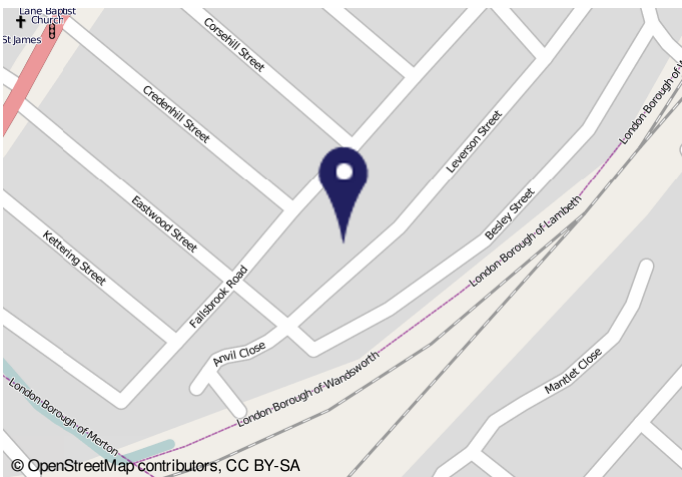
Approximate Gross Internal Area Total = 60.1 sq m / 647 sq ft



Ground Floor
Sq ft 24

First Floor
Sq ft 623

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID451945)



Energy Performance Certificate			
131a, Levenson Street LONDON W9 7HS RCP		Dwelling type: Top-floor flat Date of assessment: 26 October 2011 Date of certificate: 26 October 2011 Reference number: EPC94202-020-0205-9922 Type of dwelling: Flat/apartment Total floor area: 62 m ²	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 (CO ₂) emissions.
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current: A Potential: A	Current: B Potential: B	Current: B Potential: B	Current: B Potential: B
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	
Energy use	233 kWh/m ² per year	Current	Potential
Carbon dioxide emissions	2.7 tonnes per year	2.8 tonnes per year	2.6 tonnes per year
Lighting	£47 per year	£38 per year	£35 per year
Heating	£175 per year	£162 per year	£152 per year
Hot water	£75 per year	£75 per year	£75 per year

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.