

New Park Road , Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £325,000

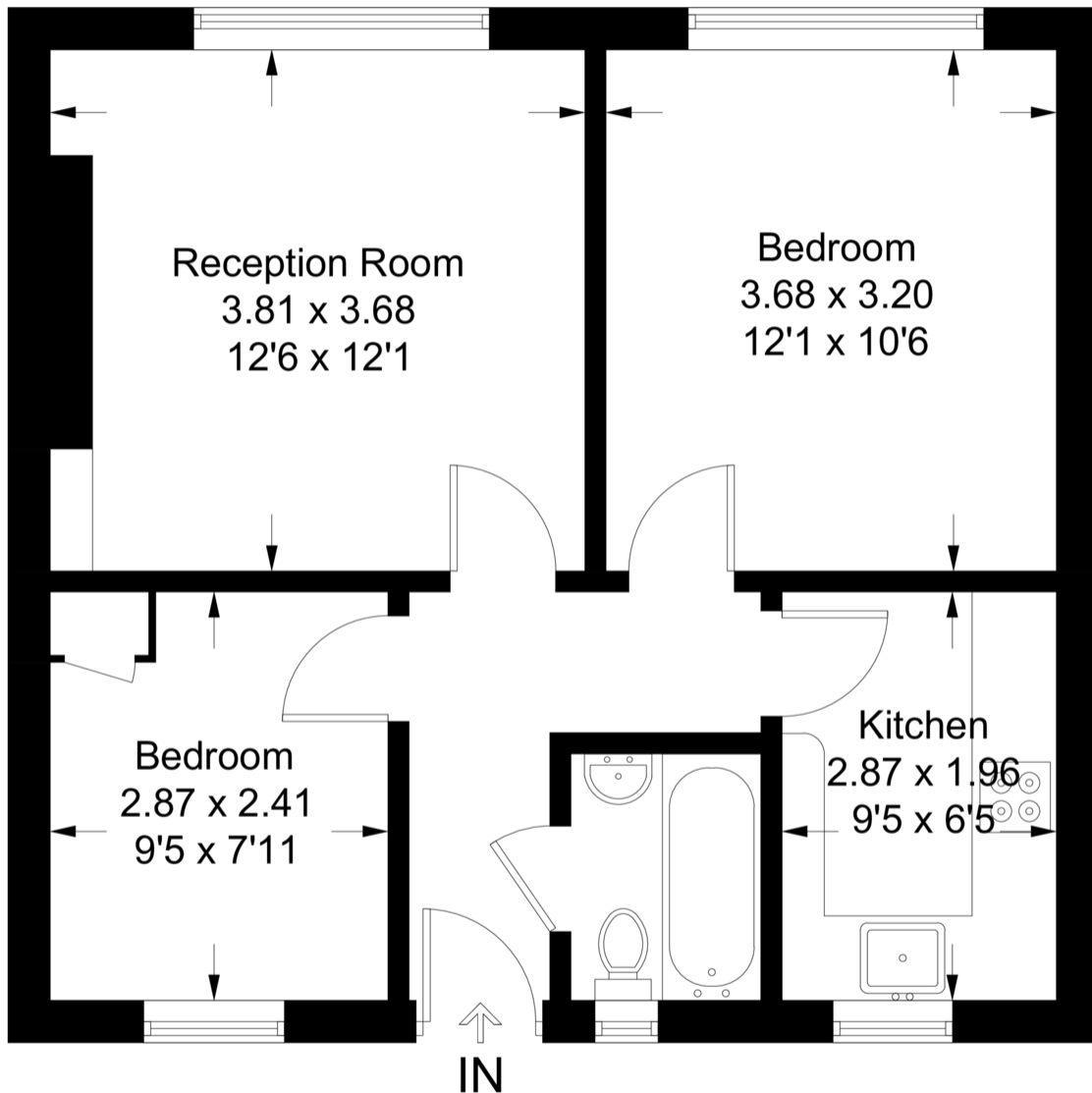
- Two double bedrooms
- Large communal gardens



This two bedroom, second floor flat set in an immaculately kept 1930's, purpose built block. The property is set back from the road with views over the communal gardens. The accommodation is light and airy and in good decorative order with a modern bathroom and kitchen. There are bus routes on the neighbouring roads giving a choice of routes into the city. Clapham South tube is 20 minutes walk and Brixton just a 10 minute bus journey. Streatham Hill is the closest main line station which offers connections to London Bridge, Clapham Junction and Victoria.

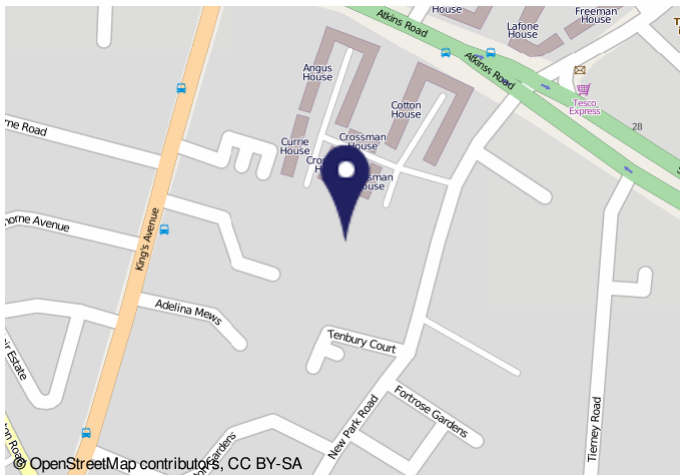
Cameford Court

Approximate Gross Internal Area Total = 48.4 sq m / 521 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID451902)



Energy Performance Certificate

Flat 71, Cameford Court, New Park Road, LONDON, SW2C 4LJ

Dwelling type: Mid-floor flat
Date of assessment: 19 May 2011
Date of certificate: 20 May 2011
Reference number: 8758-6025-6706-6681-8992
Type of assessment: RPSAP, existing dwelling
Total floor area: 47 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		Environment Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

England & Wales EPC band: B (Current), C (Potential)
England & Wales EPC band: D (Current), C (Potential)

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	204 kWh/m ² per year	173 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.5 tonnes per year
Lighting	£44 per year	£20 per year
Heating	£202 per year	£202 per year
Hot water	£36 per year	£68 per year

You could save up to £53 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 running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, 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.

Remember to look for the Energy Saving Trust (EST) Energy Mark logo when buying energy-efficient products. It is a mark and logo new to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.