

Kettering Street, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

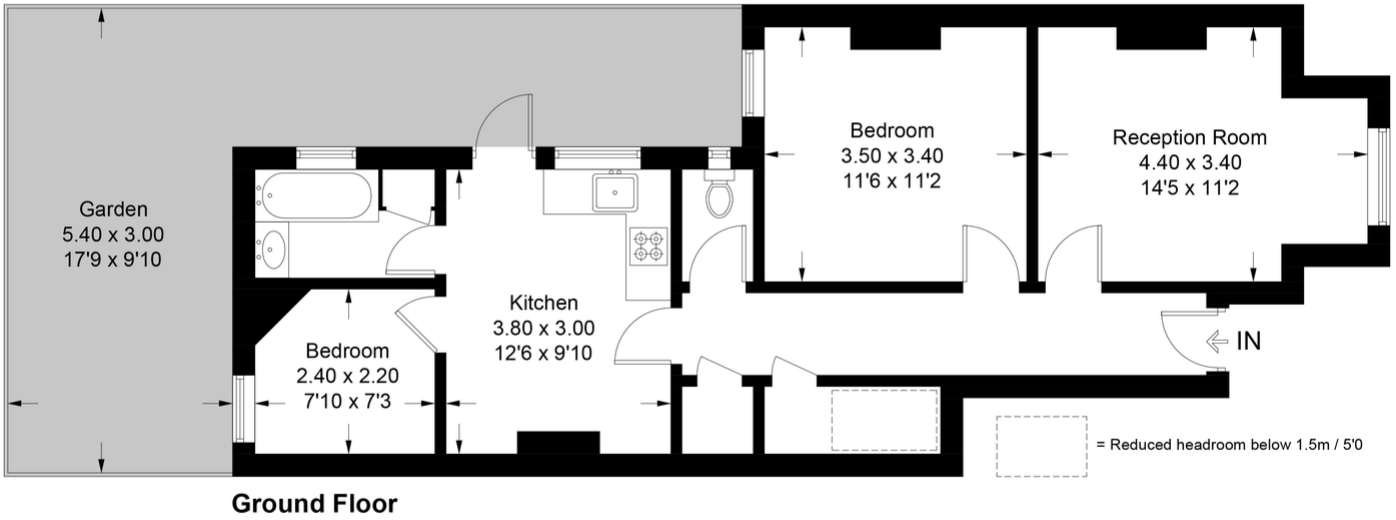
- A two bedroom purpose-built period maisonette
- Private garden



A two bedroom ground floor purpose-built period maisonette with private garden accessed directly from the property. The property is spacious, bright and close to excellent local schools, namely Tooting Graveney. Kettering Street is in the popular Furzedown area with great local rail stations at Streatham Common and Tooting, Tube links at Tooting Bec and Broadway and an excellent array of shops bars and restaurants across Streatham and Tooting. This property has no onward chain.

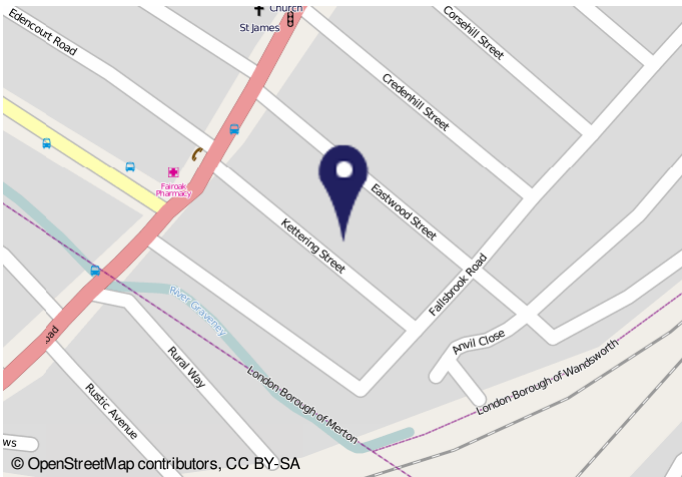
Kettering Street

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft
 Reduced Headroom = 1.3 sq m / 14 sq ft
 Total = 61.6 sq m / 663 sq ft



Ground 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. (ID453351)



Energy Performance Certificate

42a, Kettering Street
 LONDON
 SW16 6PZ

Dwelling type: Ground floor flat
 Date of assessment: 20 May 2015
 Date of certificate: 22 June 2015
 Reference number: 2467084 0300 0410 7804
 Type of assessment: SAP, existing dwelling
 Total floor area: 60.3 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental Impact (CO ₂) Rating	4	3

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	243 kWh/m ² per year	239 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£41 per year	£29 per year
Heating	£371 per year	£273 per year
Hot water	£32 per year	£32 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 services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please use the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a simple and easy way 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.