

Knollys Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £300,000

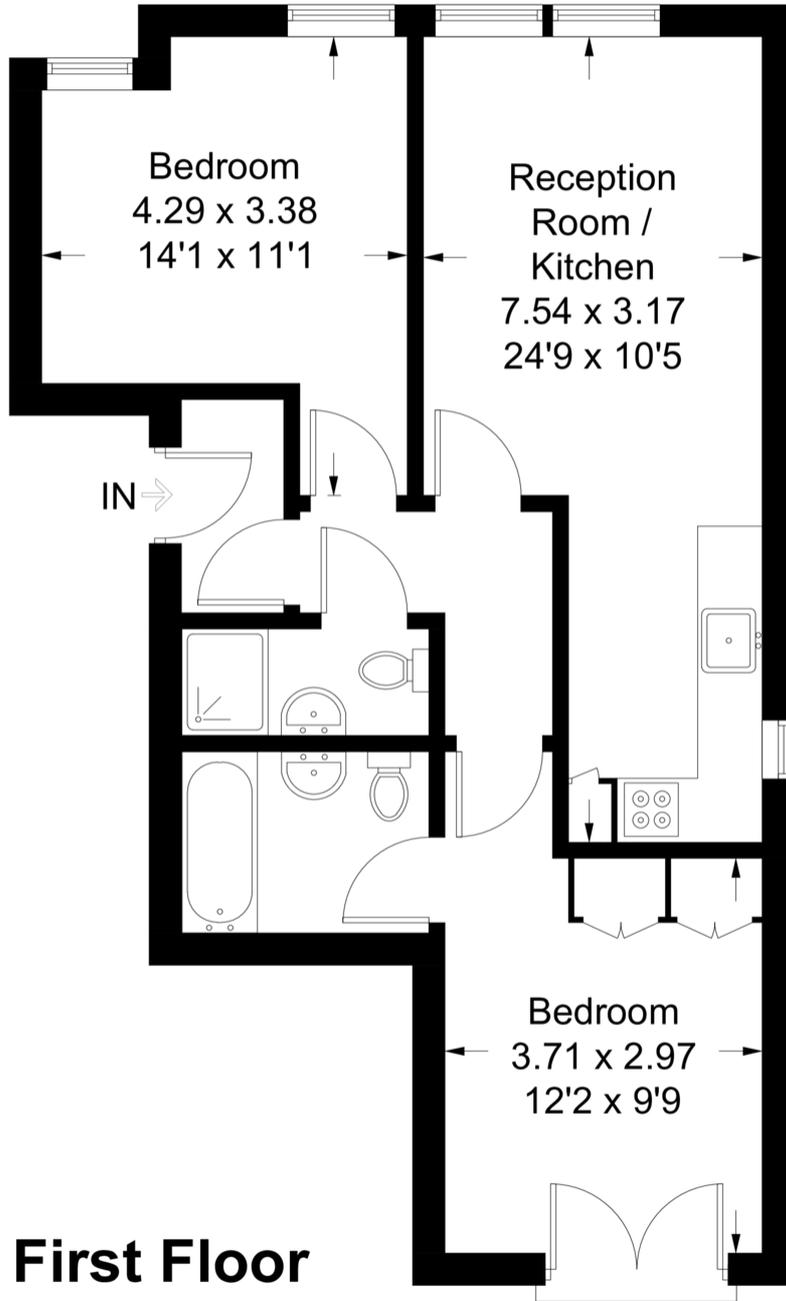
- Two double bedrooms, two bathrooms
- Modern building and lovely communal garden



A very smart two bedroom flat in a modern purpose built block. The accommodation is in excellent decorative order and consists of two double bedrooms, one with an en-suite and a further family bathroom large open plan kitchen reception room and well kept communal garden. There is a smart communal entrance hall and telephone entry system. Tulse hill and Streatham hill stations are a fifteen minute walk away giving alternative routes into the city and are surrounded by shops bars and restaurants.

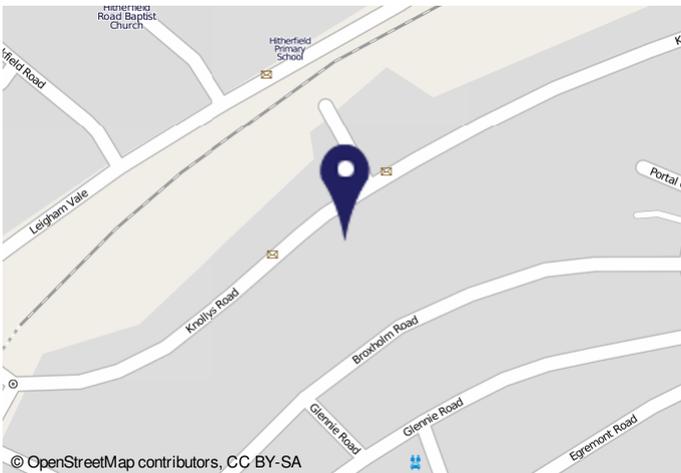
Knollys Road

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID461128)



Energy Performance Certificate

Flat 4, 60, Knollys Road, LONDON, SW16 2JX
 Dwelling type: Mid-floor flat
 Date of assessment: 20 February 2019
 Date of certificate: 04 March 2019

Reference number: 8501-6223-0440-8720-9522
 Type of assessment: RdSAP existing dwelling
 Total floor area: 58 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 915

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 516 over 3 years	£ 516 over 3 years	Not applicable
Hot water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 915	£ 915	

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 use for heating appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Energy Efficiency Rating	D	C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

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.