

Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

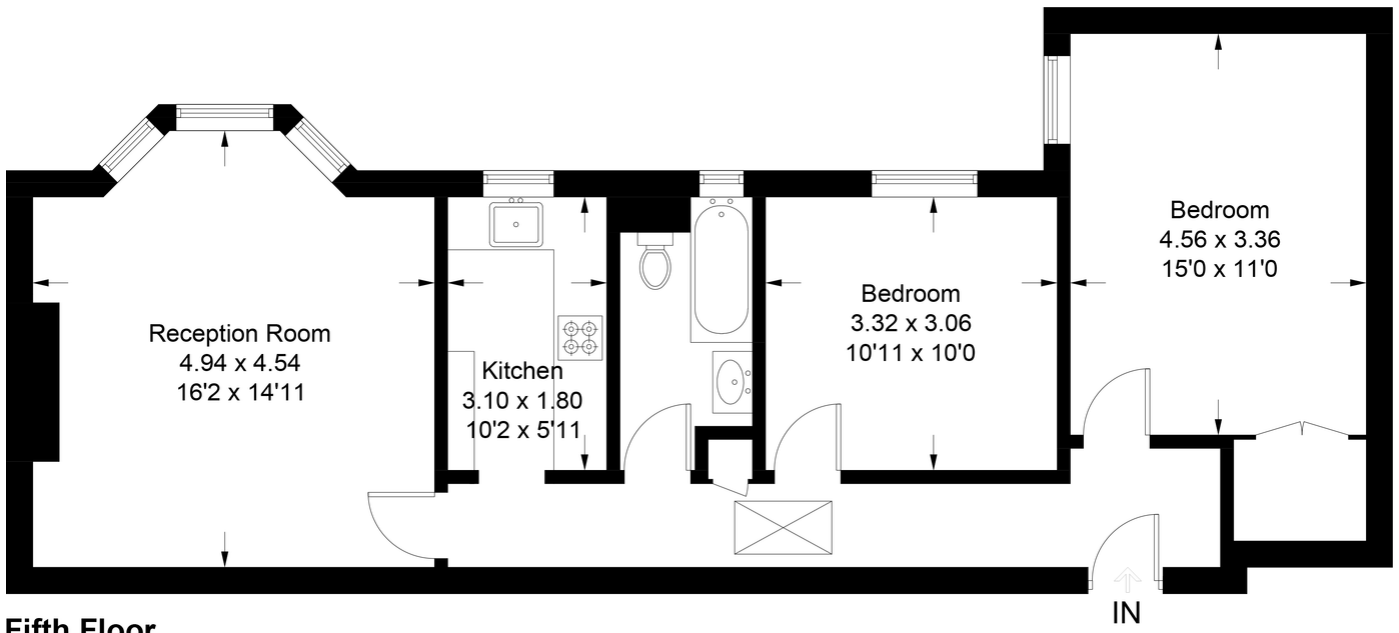
- Two bedrooms
- Incredibly close to Streatham Hill station



A spacious two bedroom flat on the fifth floor, in a very well regarded mansion block on the high road. The flat has pleasant west facing roof top views and a good layout with built in storage. The communal hallways are wellkept and there are new passenger lifts and telephone entry. This is a great location with ample shops, bars and restaurants on it's doorstep along the high road. Streatham Hill station is closeby and connects to London bridge and Victoria and there are numerous bus routes heading in to Brixton and central London.

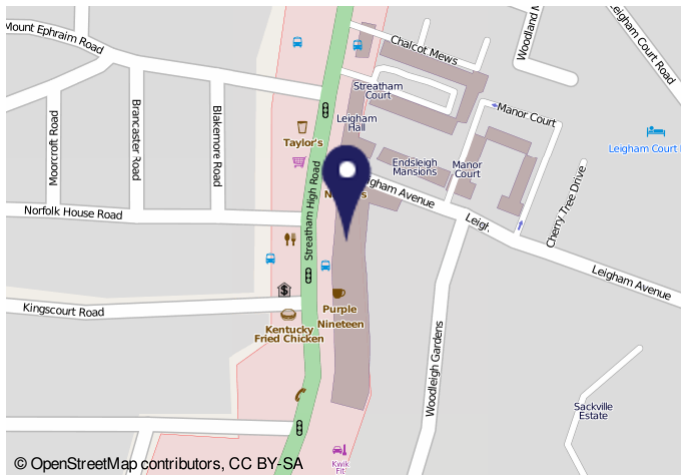
The High

Approximate Gross Internal Area
70.8 sq m / 762 sq ft



Fifth 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. (ID461553)



Energy Performance Certificate HM Government

Flat 74 The High, Streatham High Road, LONDON, SW16 1EY

Dwelling type: Top-floor flat
Reference number: 0465-2845-7646-6221-3425
Date of assessment: 25 April 2019
Type of assessment: RdSAP existing dwelling
Date of certificate: 01 May 2019
Total floor area: 68 m²

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:

Current costs	£ 2,472	Potential costs	£ 1,365	Potential future savings	£ 1,107
Over 3 years you could save				You could save £ 1,107 over 3 years	

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 215 over 3 years	£ 168 over 3 years	£ 47 over 3 years
Heating	£ 1,950 over 3 years	£ 732 over 3 years	£ 1,218 over 3 years
Hot Water	£ 307 over 3 years	£ 294 over 3 years	£ 13 over 3 years
Total	£ 2,472	£ 1,197	£ 1,275

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy used for heating appliances such as televisions, computers and sockets, 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 65).

The EPC rating given here 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 measure	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 648
2. Internal or external wall insulation	£4,000 - £14,000	£ 291
3. Low energy lighting for all fixed outlets	£15	£ 45

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-eficiency-calculator or call 0300 555 1234 (textonly please only). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.