

Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: London

£325,000

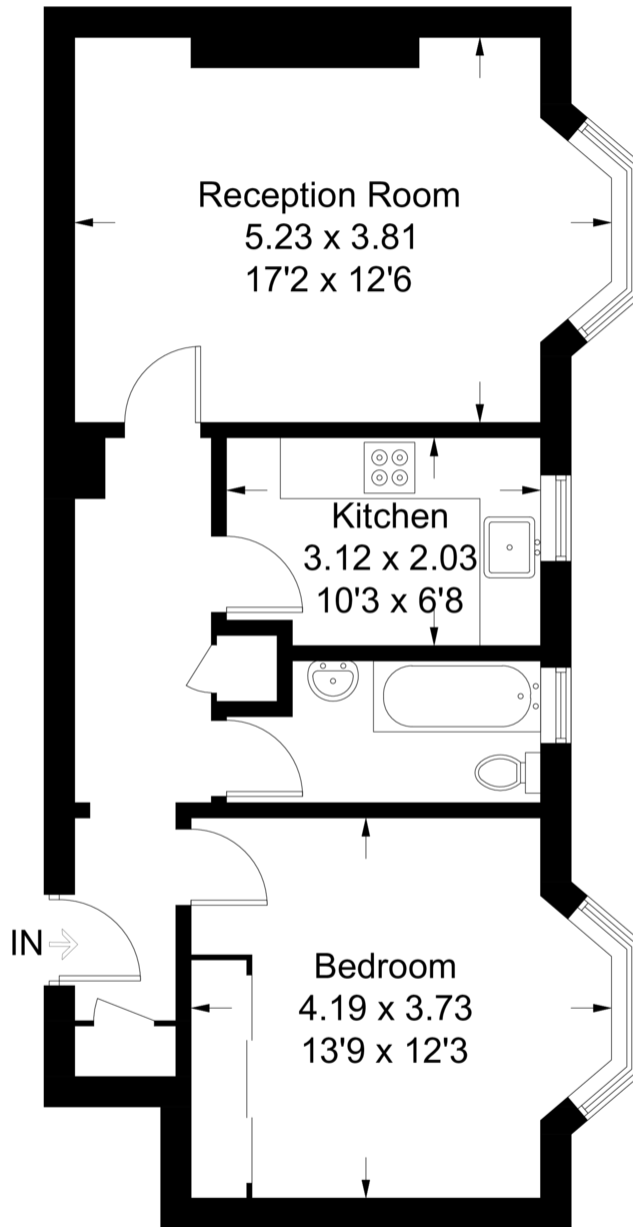
- An immaculate and spacious one bedroom flat
- A wonderful reception room with bay window (approx. 17 foot)



An immaculate and spacious one bedroom flat with an abundance of natural light in this popular building, a stone's throw from Streatham Hill Station. The flat features a wonderful reception room with bay window (approx. 17 foot), very large bedroom (also with bay window), a well-presented kitchen and a contemporary, bright bathroom. The building has a lift and is surrounded by the excellent array of shops, bars and restaurants of Streatham Hill.

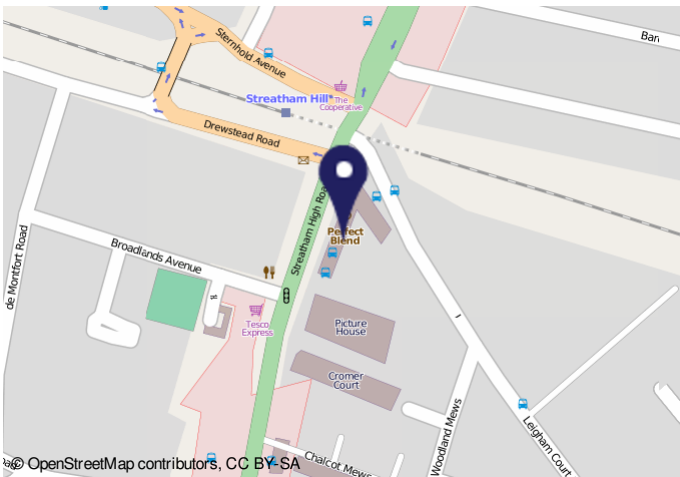
Streatleigh Court

Approximate Gross Internal Area Total = 53.6 sq m / 577 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 464932)



Energy Performance Certificate

File 35
Streatleigh Court
Streatleigh Hill Road
LONDON
SW15 1EQ

Dwelling type: Mid-floor flat
Date of assessment: 26 October 2010
Date of certificate: 26 October 2010
Reference number: SWAC1230-4710-1545-2962
Type of assessment: EPCAP - existing dwelling
Total floor area: 50 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

England & Wales EPC Classes: A, B, C, D, E, F, G
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.

England & Wales EPC Classes: A, B, C, D, E, F, G
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	243 kWh/m ² per year	207 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.9 tonnes per year
Lighting	£40 per year	£30 per year
Heating	£367 per year	£258 per year
Hot water	£32 per year	£20 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.