

## Kempshott Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£350,000**

- Handsome spacious one bed period conversion
- Well looked after communal garden



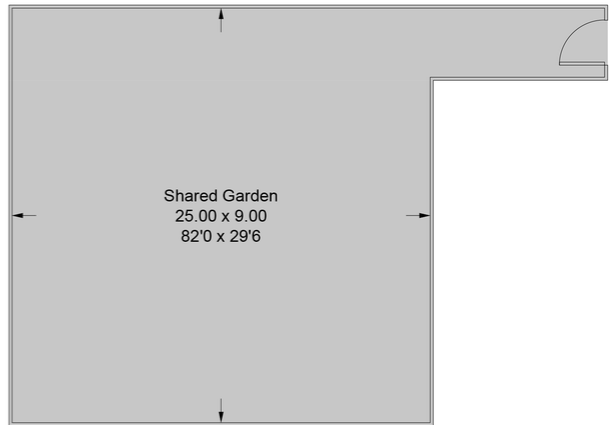
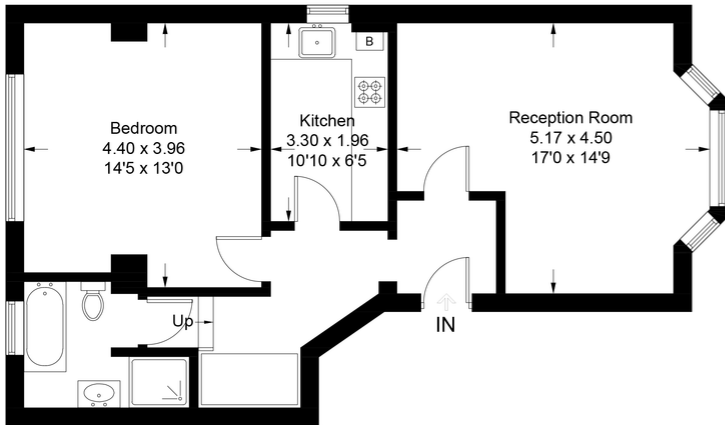
A handsome spacious one bed period conversion set on the raised ground floor of Kempshott Road. The property benefits from separate kitchen to reception and has good floor to ceiling height. There is a well looked after south facing communal garden. Kempshott Road is situated just off Streatham High Road and is close to the open space of Streatham Common and The Rookery. Streatham Common and Streatham Stations are both close by allowing access in to the City, Victoria, Clapham Junction and London Bridge.

# Kempshott Road

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft  
 Reduced Headroom = 1.5 sq m / 16 sq ft  
 Total = 59.4 sq m / 639 sq ft

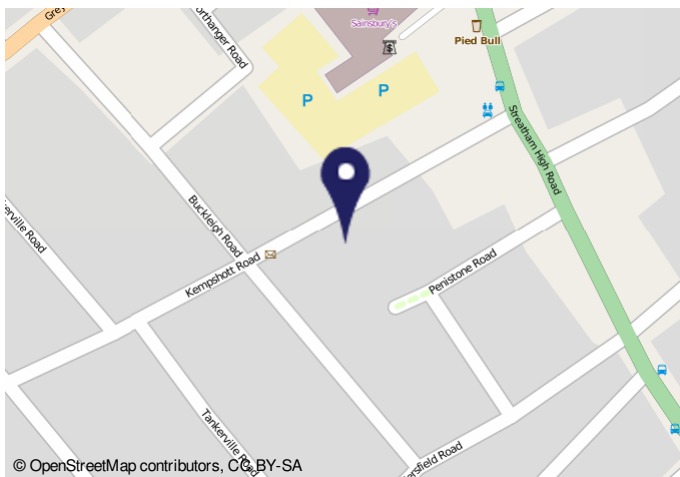


= Reduced headroom below 1.5m / 5'0"



## 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. (ID465927)



**Energy Performance Certificate**

Plot ID: 11 Kempshott Road, LONDON, SW14 5LG  
 Dwelling type: Mid-Rise Flat  
 Date of assessment: 02 July 2009  
 Date of certificate: 03 July 2009  
 Reference number: 8709-8326-1420-6006-0313  
 Total floor area: 58 sq m

The 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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Assessed	Potential	Current	Assessed	Potential
A	B	C	D	E	F
61	51	47	15	12	10

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	481 kWh/m <sup>2</sup> per year	316 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	3.0 tonnes per year
Lighting	£26 per year	£20 per year
Heating	£616 per year	£447 per year
Hot water	£102 per year	£72 per year

Based on standardised assumptions about occupancy, heating systems and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspections. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The EPC will recommend measures to help you to improve the energy efficiency of your home. For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energyefficiency.gov.uk](http://www.energyefficiency.gov.uk)

**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.