

Mount Nod Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£600,000

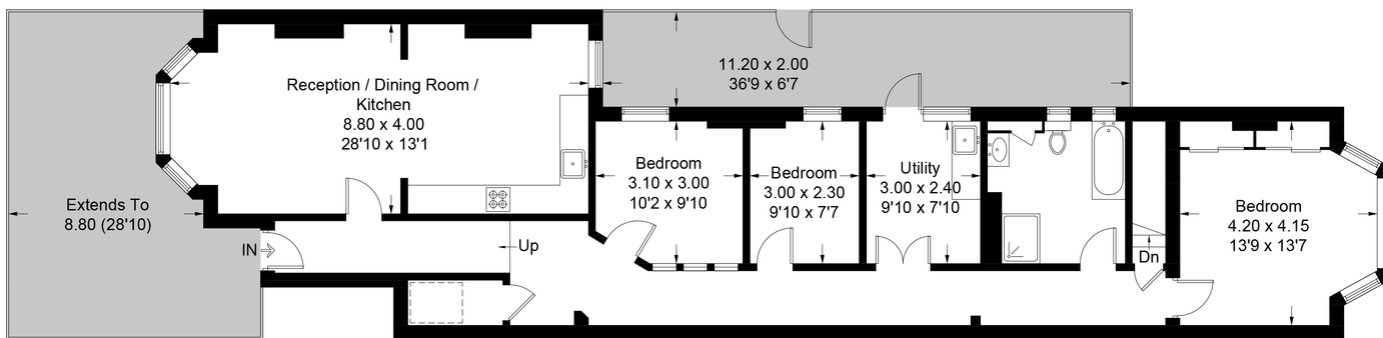
- A fabulous three bedroom purpose-built Edwardian maisonette
- No onward chain



A fabulous three bedroom purpose-built Edwardian maisonette with private entrance and front and side gardens. The property comprises a wonderful front reception and open plan kitchen-dining-living space. Further accommodation comprises three well-sized bedrooms, contemporary bathroom and separate utility room. The property is beautifully presented throughout with high ceilings and many period features and is being sold with no onward chain. Mount Nod Road is well located for Dunraven Primary and Secondary Schools and the nearest station is Streatham Hill. There is an excellent array of bars, shops and restaurants in the area.

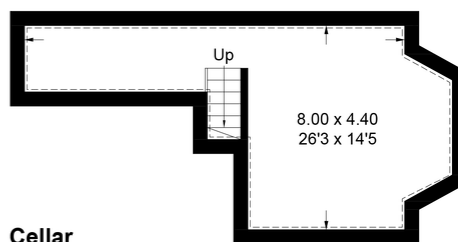
Mount Nod Road

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft
 Reduced Headroom = 25.3 sq m / 272 sq ft
 Total = 140.2 sq m / 1509 sq ft



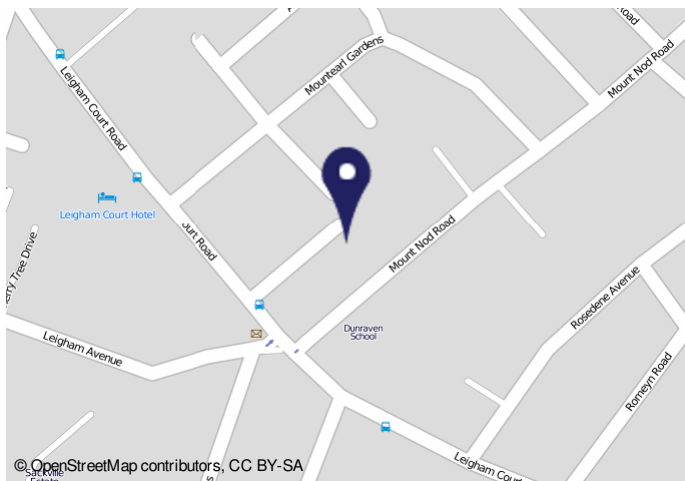
Ground Floor

= Reduced headroom below 1.5m / 5'0"



Cellar

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. (ID465928)



Energy Performance Certificate

9, Mount Nod Road, LONDON, SW16 2LG
 Dwelling type: Ground floor flat
 Date of assessment: 20 April 2013
 Date of certificate: 23 April 2013

Reference number: 0245-2820-6140-8427-3641
 Type of assessment: RdSAP existing dwelling
 Total floor area: 108 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 making improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,877**
 Over 3 years you could save **£ 1,185**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 180 over 3 years	You could save £ 1,185 over 3 years
Heating	£ 2,352 over 3 years	£ 1,194 over 3 years	
Hot Water	£ 215 over 3 years	£ 215 over 3 years	
Total	£ 2,877	£ 1,689	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential

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 60). 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 occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 253
2 Floor insulation	£800 - £1,200	£ 270
3 Low energy lighting for all fixed outlets	£75	£ 150

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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.