

## Leigham Court Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£375,000**

- A wonderfully bright and spacious two bedroom apartment
- Short walk from Streatham Hill station



A wonderfully bright and spacious two bedroom apartment with far-reaching views across the South of London. The flat has a huge reception room with dual aspect windows, separate kitchen, two large bedrooms and bathroom. Glyn court is a well maintained block a short walk from Streatham Hill station with many bus routes into the City very nearby and an excellent array of shops, bars and restaurants as well.

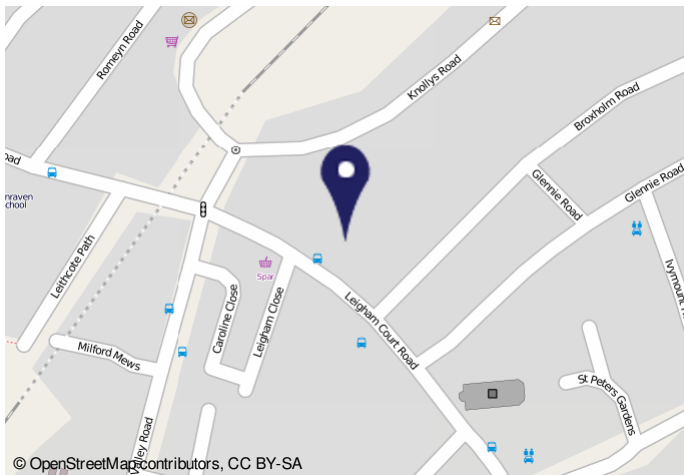
# Glyn Court

Approximate Gross Internal Area  
77.0 sq m / 829 sq ft



## Third 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. (ID465925)



**Energy Performance Certificate**

File 17 Glyn Court  
106, Leigham Court Road  
LONDON  
SW16 2EP

Dwelling type: Top floor flat  
Date of assessment: 21 February 2010  
Date of certificate: 28 Feb 2010  
Reference number: 0675-2824-6228-9620-4171  
Type of assessment: SAP for existing dwelling  
Total floor area: 112 m<sup>2</sup>

The homes 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	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales  
EU Directive  
2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	260 kWh/m <sup>2</sup> per year	242 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	4.9 tonnes per year	4.5 tonnes per year	
Lighting	£120 per year	£103 per year	
Heating	£380 per year	£311 per year	
Hot water	£122 per year	£102 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 occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, 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 would perform its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on alternative energy saving products on the market.

**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.