

## Green Lane, Streatham CR7

Tenure: Leasehold Borough: Croydon

**£375,000**

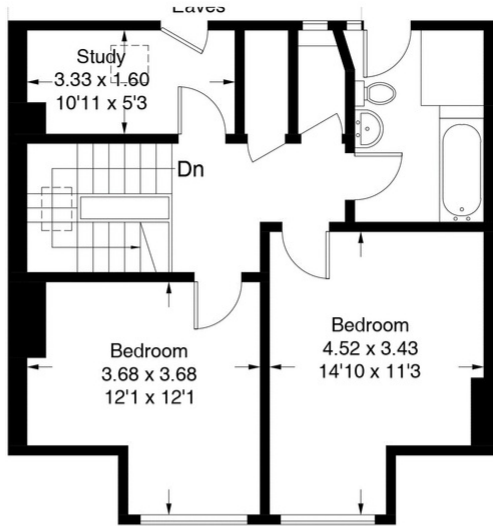
- No Chain
- 1327 sq.ft approx



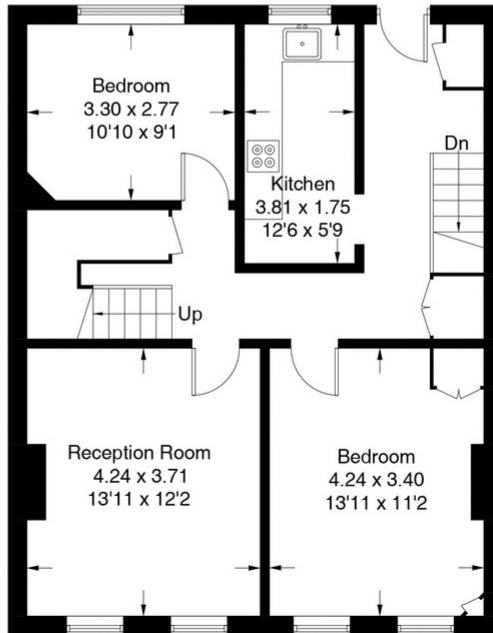
A very large four bedroom split-level flat above a small parade of shops. The accommodation has recently been decorated and has a brand new kitchen and bathroom suite. The apartment benefits from a private front door and study. There are shops below and a bus service right outside. There is no ongoing chain .

# Green Lane

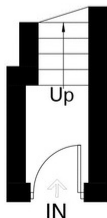
Approximate Gross Internal Area Total = 123.3 sq m / 1327 sq ft



**Second Floor**  
Sq ft 564

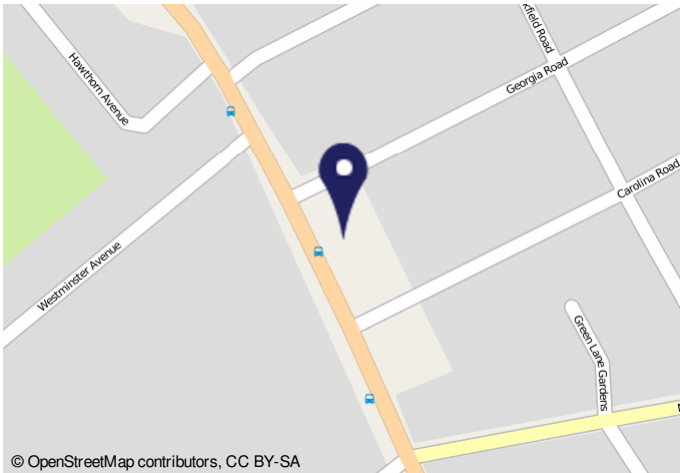


**First Floor**  
Sq ft 735



**Ground Floor**  
Sq ft 28

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID467437)



**Energy Performance Certificate**

26a, Green Lane, THORNTON HEATH, CR7 8BB Reference number: 2798-3002-7268-6521-4550  
 Dwelling type: Top-floor flat Type of assessment: RdSAP existing dwelling  
 Date of assessment: 21 January 2019 Total floor area: 64 m<sup>2</sup>  
 Date of certificate: 23 January 2019

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:		Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	£ 150 over 3 years	You could save <b>£ 363</b> over 3 years
Heating	£ 1,388 over 3 years	£ 1,388 over 3 years	£ 1,062 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	£ 273 over 3 years	
<b>Total</b>	<b>£ 1,811</b>	<b>£ 1,811</b>	<b>£ 1,485</b>	

Over 3 years you could save **£ 363**

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, 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 of your home is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 264
2 Low energy lighting for all fixed outlets	£15	£ 33
3 Heating controls (over thermostat)	£200 - £450	£ 65

© Crown Copyright and Database Right 2019. All rights reserved. www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.