

Commonside Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£300,000

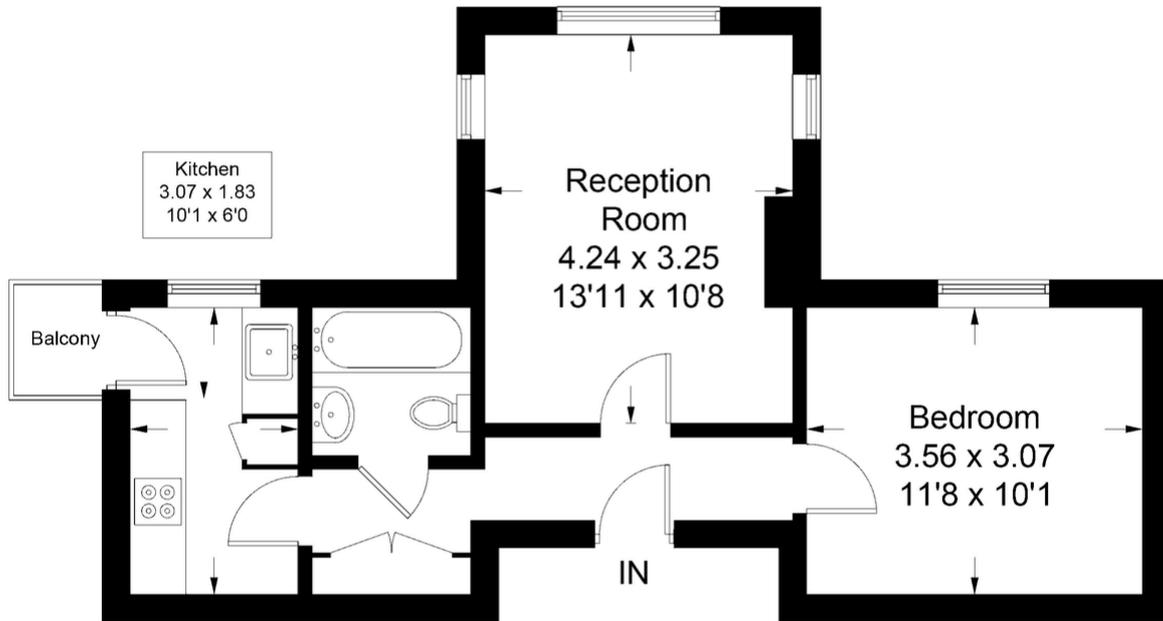
- A one bedroom flat in a mansion block
- No chain



A one bedroom flat in a mansion block facing the common with separate kitchen to reception. The flat has telephone entry and a lift. The flat is available with no chain. There are shops, pubs and large supermarkets close by and of course Streatham Common. Both Streatham and Streatham Common Stations are nearby on different lines into the city and the bus depot to the north means there is a large choice for routes into the city.

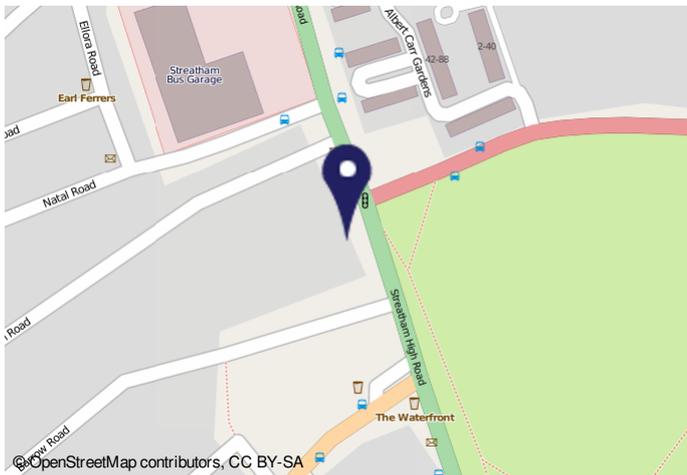
Commonside Court

Approximate Gross Internal Area Total = 40.7 sq m / 438 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 468801)



Energy Performance Certificate HM Government

Flat 11 Commonside Court, Streatham High Road, LONDON, SW18 6ET

Dwelling type: Mid-floor flat Reference number: 8374-7526-1688-6276-7966
 Date of assessment: 11 November 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 12 November 2014 Total floor area: 40 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: £ 1,473

Over 3 years you could save: £ 360

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 94 over 3 years	You could save £ 360 over 3 years
Heating	£ 1,161 over 3 years	£ 789 over 3 years	
Hot Water	£ 237 over 3 years	£ 240 over 3 years	
Total	£ 1,473	£ 1,113	

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 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 recommended measures 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. Cavity wall insulation	£300 - £1,500	£ 215
2. Low energy lighting for all fixed outlets	£15	£ 42

To find out more about the recommended measures and other actions you could take today to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (text only) or call 0800 553 304 (text only) or call 0800 553 304 (text only). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.