

Streatham Close, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£250,000

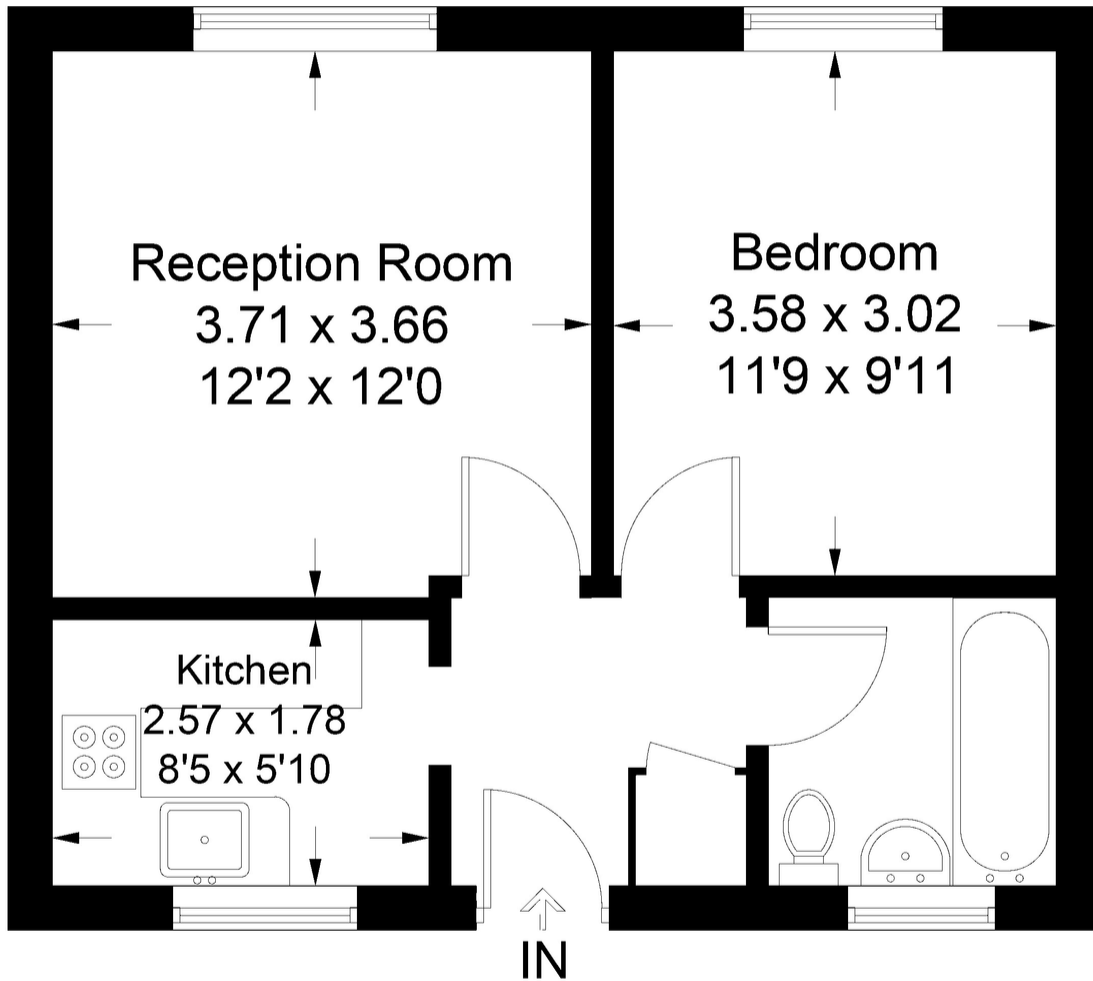
- Extremely close to Streatham Hill station
- Competitively priced



This flat is offered to the market chain free and is a large one bedroom in need of refurbishment. The flat comprises separate kitchen and reception, spacious bedroom and bathroom. It is just moments from Streatham Hill station and the excellent array of shops, bars and restaurants of the area.

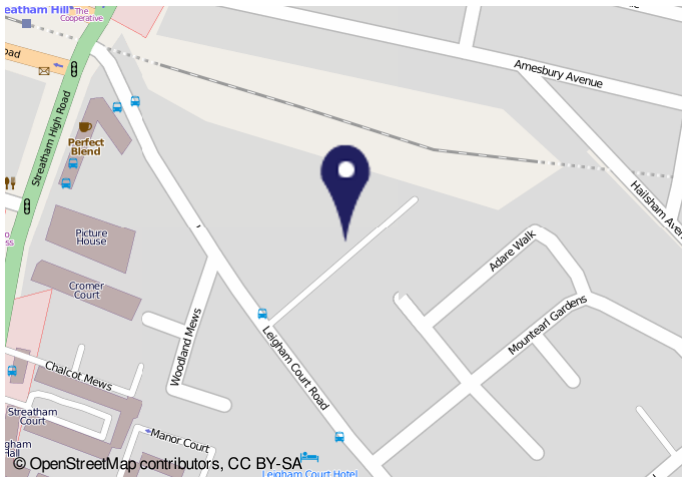
Streatham Close

Approximate Gross Internal Area = 38.5 sq m / 414 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID472291)



Energy Performance Certificate

18, Streatham Close, Leigham Court Road, LONDON, SW16 2NG

Dwelling type: Ground floor flat Reference number: 0563-2804-7817-6108-8055
 Date of assessment: 04 September 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 04 September 2018 Total floor area: 38 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,188**
 Over 3 years you could save **£ 201**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 53 over 3 years	£ 59 over 3 years	You could save £ 201 over 3 years
Heating	£ 852 over 3 years	£ 651 over 3 years	
Hot Water	£ 283 over 3 years	£ 243 over 3 years	
Total	£ 1,188	£ 957	

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 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.

Current	Potential

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	£ 201

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 123 1234 (standard national rate). The Green Deal may enable you to finance your home repairs and improve its energy efficiency.

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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.