

Telford Avenue, Streatham SW2

Tenure: Leasehold Borough: Lambeth

£550,000

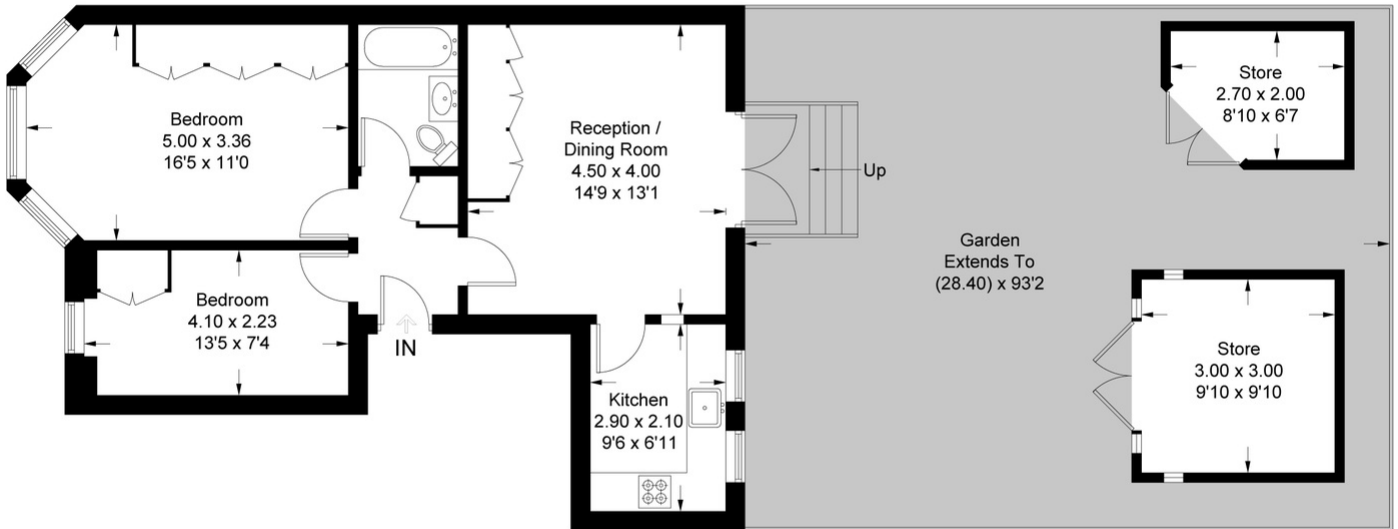
- Fabulous garden
- Telford Park conservation area



A smart and bright two-bedroom ground floor flat with high ceilings and lovely large rear garden in a converted period house. Located in the very popular Telford park conservation area this is a great property with a 90 foot garden that has two insulated summer houses with lighting and heating and astro turfed putting green. Streatham hill station with direct connection to London Bridge, Victoria and Clapham junction is close by with a brand new M and S food hall and variety of shops bars and restaurants.

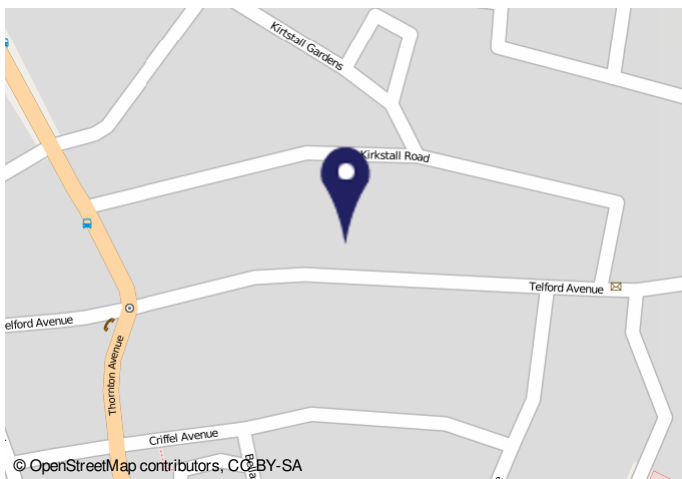
Telford Avenue

Approximate Gross Internal Area = 58.9 sq m / 634 sq ft
 Stores = 13.7 sq m / 147 sq ft
 Total = 72.6 sq m / 781 sq ft



Ground 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. (ID473978)



Energy Performance Certificate

Flat 2, 29 Telford Avenue, LONDON, SW2 4XL
 Dwelling type: Ground-floor flat
 Date of assessment: 10 November 2014
 Date of certificate: 13 November 2014
 Reference number: S108-0940-6270-4664-9910
 Type of assessment: RdSAP existing dwelling
 Total floor area: 57 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: **£ 1,680**
 Over 3 years you could save **£ 462**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 107 over 3 years	You could save £ 462 over 3 years
Heating	£ 1,287 over 3 years	£ 822 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Total	£ 1,680	£ 1,219	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This includes energy used for heating 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	£ 201
2. Floor insulation	£800 - £1,200	£ 158

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (not an official sales line). 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.