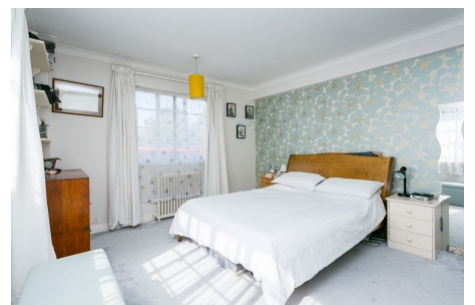


## Corner Fielde, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £375,000**

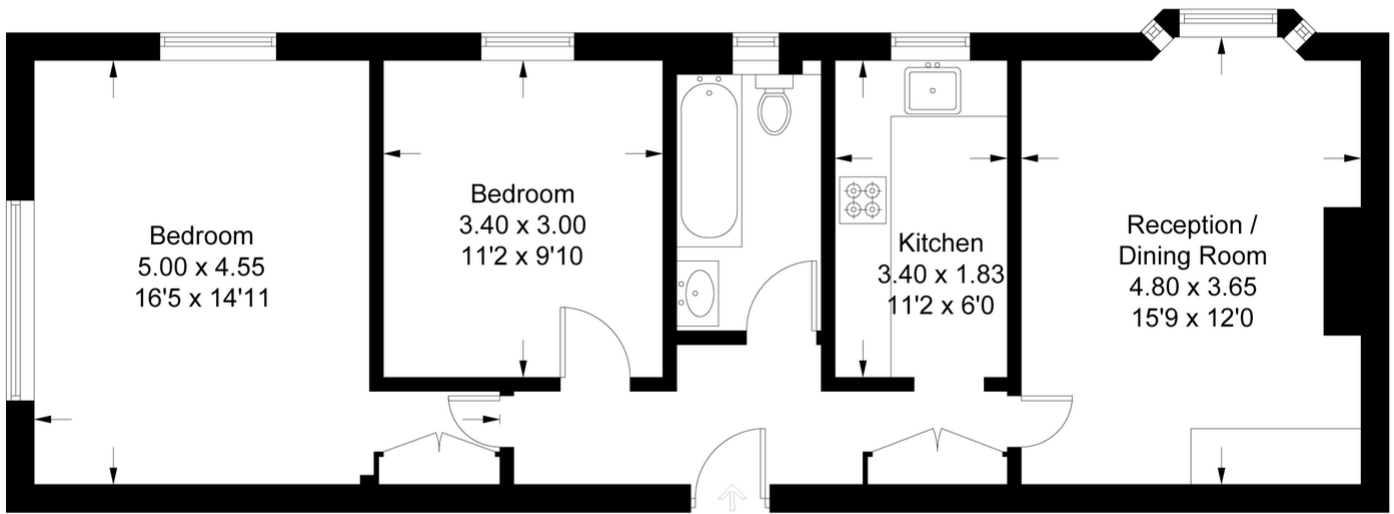
- Two double bedroom purpose built flat
- Separate kitchen to reception room



A lovely two double bedroom purpose built flat in one of the most popular art deco mansion blocks in Streatham Hill. With an on site caretaker, lifts and communal gardens. The property is in good condition with separate kitchen to reception and built in storage. It is located on the high street close to Streatham Hill bus garage with ample routes in to the City Centre and Brixton. Streatham Hill station is close by with direct routes to Victoria and London Bridge. There has been much regeneration in the area with the arrival of Streatham Space Project for comedy, music and theatre as well as London Square. There are plenty of bars, restaurants and shops along the high street.

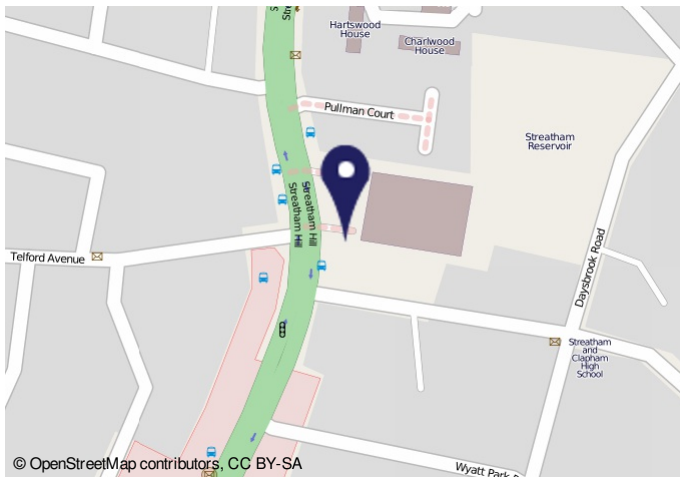
# Corner Fields

Approximate Gross Internal Area  
65.2 sq m / 702 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. (ID475314)



**Energy Performance Certificate**

6, Corner Fields, Streatham Hill, LONDON, SW2 4TH  
 Dwelling type: Mid-floor flat  
 Date of assessment: 07 February 2014  
 Date of certificate: 09 February 2014  
 Reference number: 0513-2863-7627-4604-8561  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 68 m<sup>2</sup>

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:** **£ 1,953**

**Over 3 years you could save** **£ 678**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,443 over 3 years	£ 765 over 3 years	You could save <b>£ 678</b> over 3 years
Hot Water	£ 354 over 3 years	£ 354 over 3 years	
<b>Total</b>	<b>£ 1,953</b>	<b>£ 1,279</b>	

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 recommended actions 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	£ 678

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://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 to pay.

**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.