

Blakemore Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£500,000

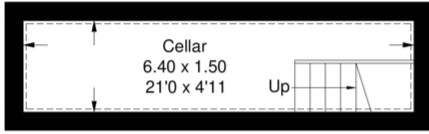
- **Lovely Victorian maisonette**
- **Private garden**



A delightful two-bedroom garden flat on a very quiet road. This beautifully presented property comprises; a spacious living room with feature fireplace, main bedroom with wardrobes, separate dining room or second bedroom as it incorporates a fold down bed, kitchen fitted with appliances, modern tiled bathroom and a private landscaped garden. The property also has use of a cellar, offering excellent storage. The property is sold with no ongoing chain. It is located within close proximity of Streatham Hill station, offering routes into the city and the local amenities of Streatham High Road including the redeveloped Streatham Hill shops bars and restaurants.

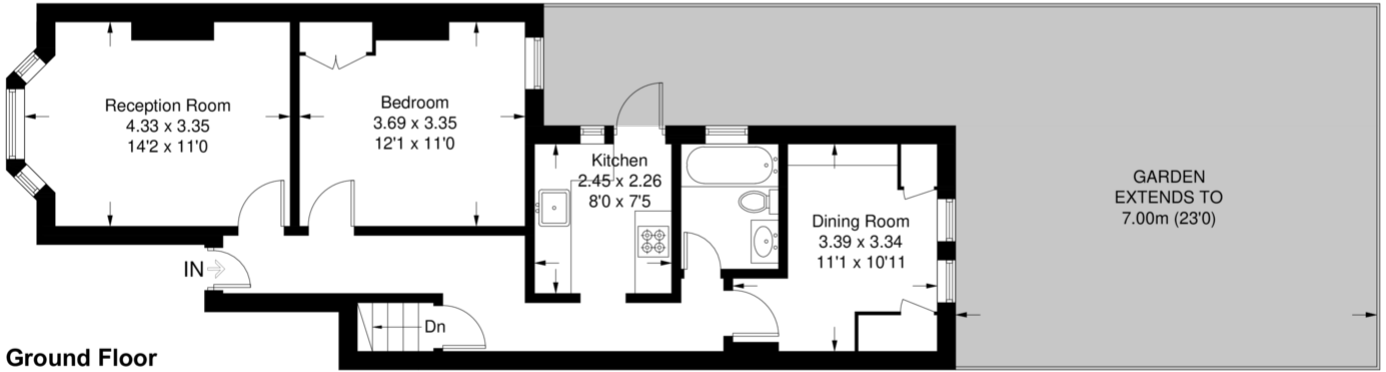
Blakemore Road

Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 623 sq ft
 Cellar = 9.6 sq m / 103 sq ft
 Total = 67.5 sq m / 726 sq ft



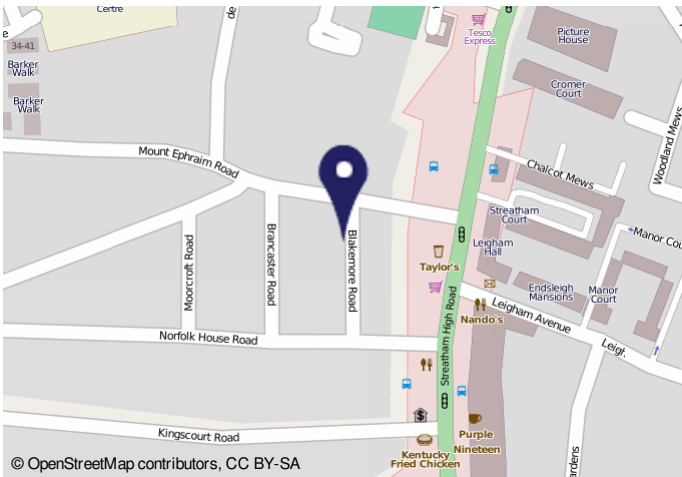
Cellar

= Reduced headroom below 1.5m / 5'0



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. (ID403228)



Energy Performance Certificate

4, Blakemore Road
 LONDON
 SE16 1NH

Dwelling type: Ground-floor flat
 Date of assessment: 18 May 2011
 Date of certificate: 19 May 2011
 Reference number: EPC/403228/36714/996
 Type of assessment: RUSAP, existing dwelling
 Total floor area: 62 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Possible	Current	Possible
D	C	F	E

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Possible
Energy use	367 kWh/m ² per year	268 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	2.8 tonnes per year
Lighting	£24 per year	£23 per year
Hot water	£958 per year	£462 per year

You could save up to £183 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) and are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on reducing your energy and environmental performance.

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.