

## Becmead Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £470,000**

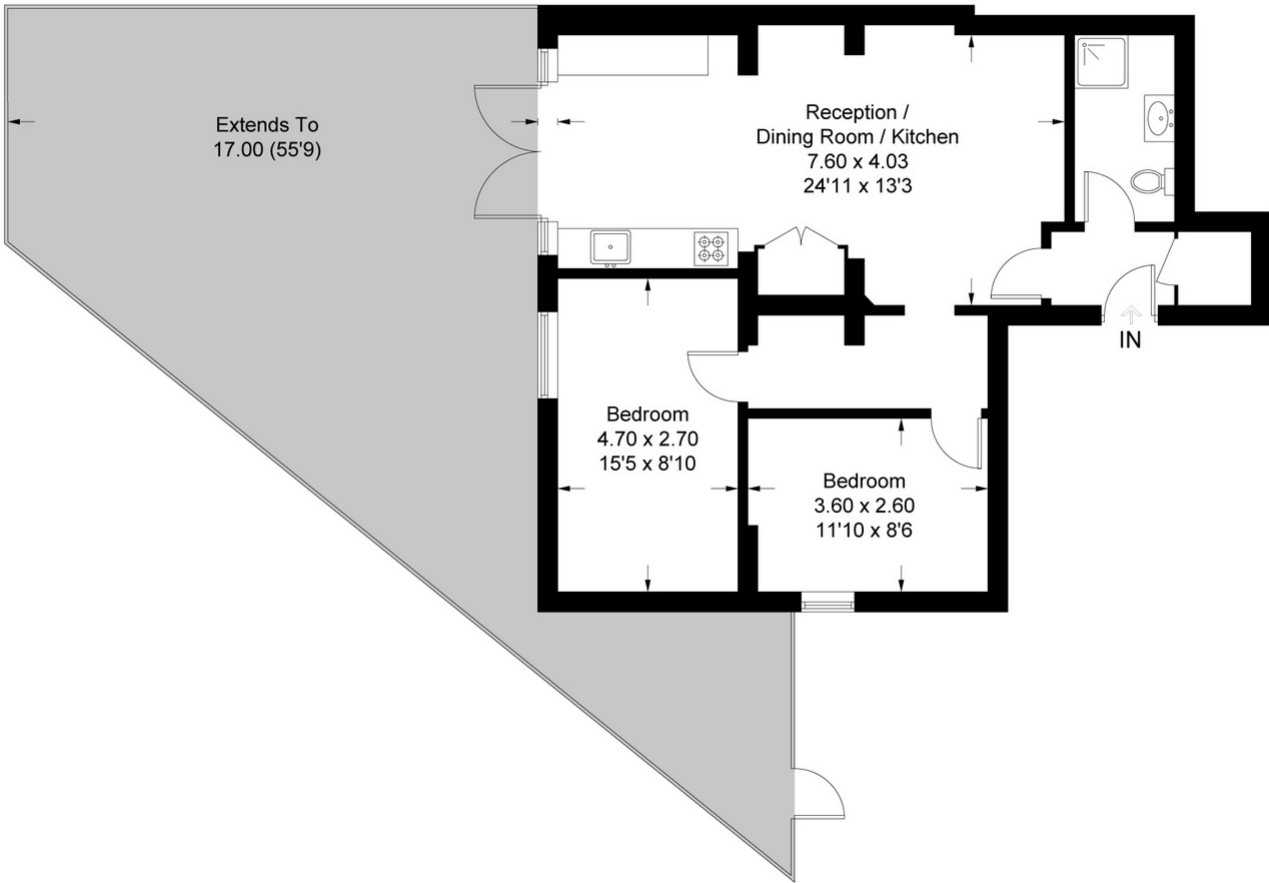
- Two bedroom ground floor flat
- South facing garden



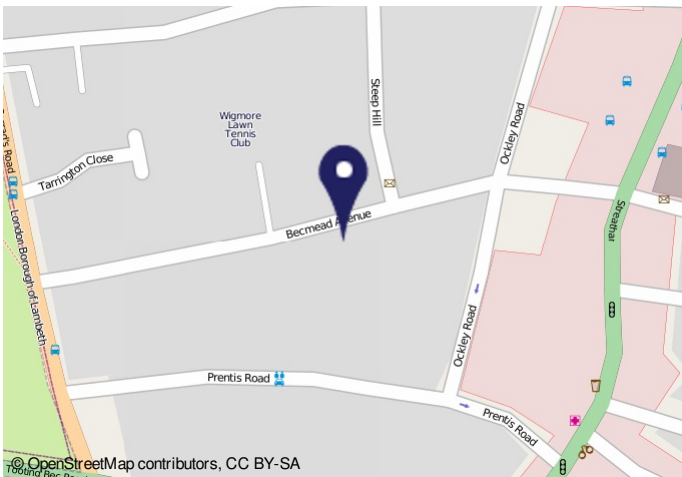
A two bedroom ground floor conversion flat with a south facing garden. The property benefits from an open plan kitchen / reception area which goes straight on to the private garden. Becmead Avenue is conveniently located just off from Streatham High Road at one end and the open space of Tooting Bec Common at the other with tennis courts and Lido. The nearest station is Streatham Hill with direct access to Victoria and London Bridge. There are numerous bars, restaurants and shops along the high street to choose from.

# Becmead Avenue

Approximate Gross Internal Area  
67.8 sq m / 730 sq ft



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. (ID480214)



**Energy Performance Certificate**

Flat 1a, 10 Becmead Avenue, LONDON, SW16 1UG  
 Dwelling type: Ground floor flat  
 Date of assessment: 26 March 2016  
 Date of certificate: 22 May 2016  
 Reference number: 8856-7527-4020-7366-8926  
 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:** **£ 2,040**  
**Over 3 years you could save** **£ 684**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,587 over 3 years	£ 963 over 3 years	You could save <b>£ 684</b> over 3 years
Hot Water	£ 265 over 3 years	£ 265 over 3 years	
<b>Total</b>	<b>£ 1,920</b>	<b>£ 1,236</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 recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shows how to save energy and money. The EPC rating shows how to save energy and money. The EPC rating shows how to save energy and money.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 520
2. Floor insulation (suspended floor)	£800 - £1,200	£ 150

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