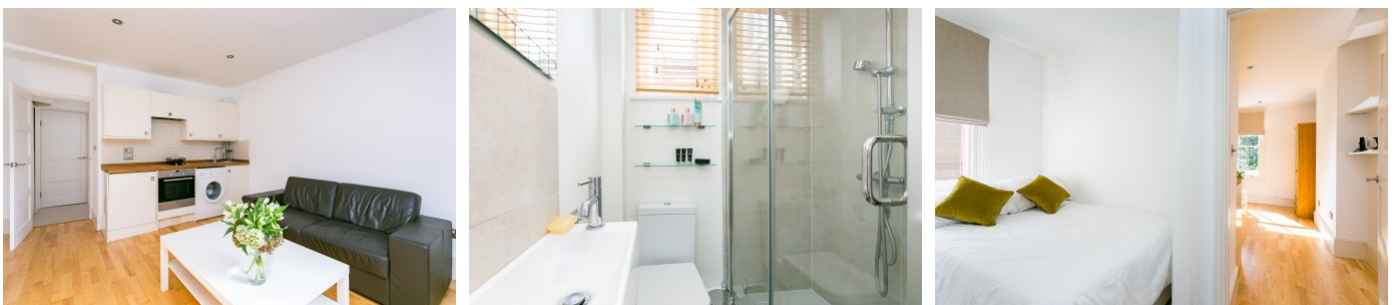


Tierney Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £250,000

- First floor studio apartment
- Separate sleeping area



A delightful flat situated on Tierney Road which is conveniently located between Balham, Clapham, Streatham Hill and Brixton and offers a huge number of transport possibilities from rail, tube and bus routes in to and out of London. The layout of the studio allows for a separate bedroom space. There are numerous shops, bars and restaurants close by including the London Square Development which boasts a Marks & Spencer's Foodhall. There is no onward chain.

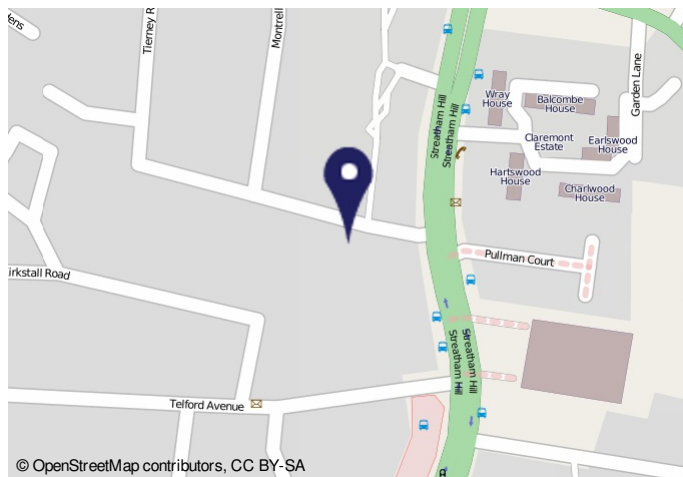
Tierney Road

Approximate Gross Internal Area
27.5 sq m / 296 sq ft



First 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. (ID482771)



Energy Performance Certificate

Flat 2
5 Tierney Road
LONDON
SW12 4QL

Dwelling type: Mid-floor flat
Date of assessment: 21 October 2009
Date of certificate: 21 October 2009
Reference number: 8871-5020-1439-8859-9022
Type of assessment: Full SAP, existing dwelling
Total floor area: 25 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	Best	Worst	Current	Best	Worst
A	A	G	B	A	D
B	B	F	C	B	E
C	C	E	D	C	F
D	D	D	E	D	G
E	E	C	F	E	H
F	F	B	G	F	I
G	G	A	H	G	J

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

	Current	Potential
Energy use	503 kWh/m ² per year	503 kWh/m ² per year
Carbon dioxide emissions	2 tonnes per year	2 tonnes per year
Lighting	£21 per year	£21 per year
Heating	£568 per year	£568 per year
Hot water	£58 per year	£58 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 energy conservation measures (such as lighting, heating, etc.) that 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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The EPC and recommended report must be given to the Energy Saving Trust to ensure you with information on improving your dwelling's energy 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.