

Elphinstone Court, Barrow Road, Streatham SW16

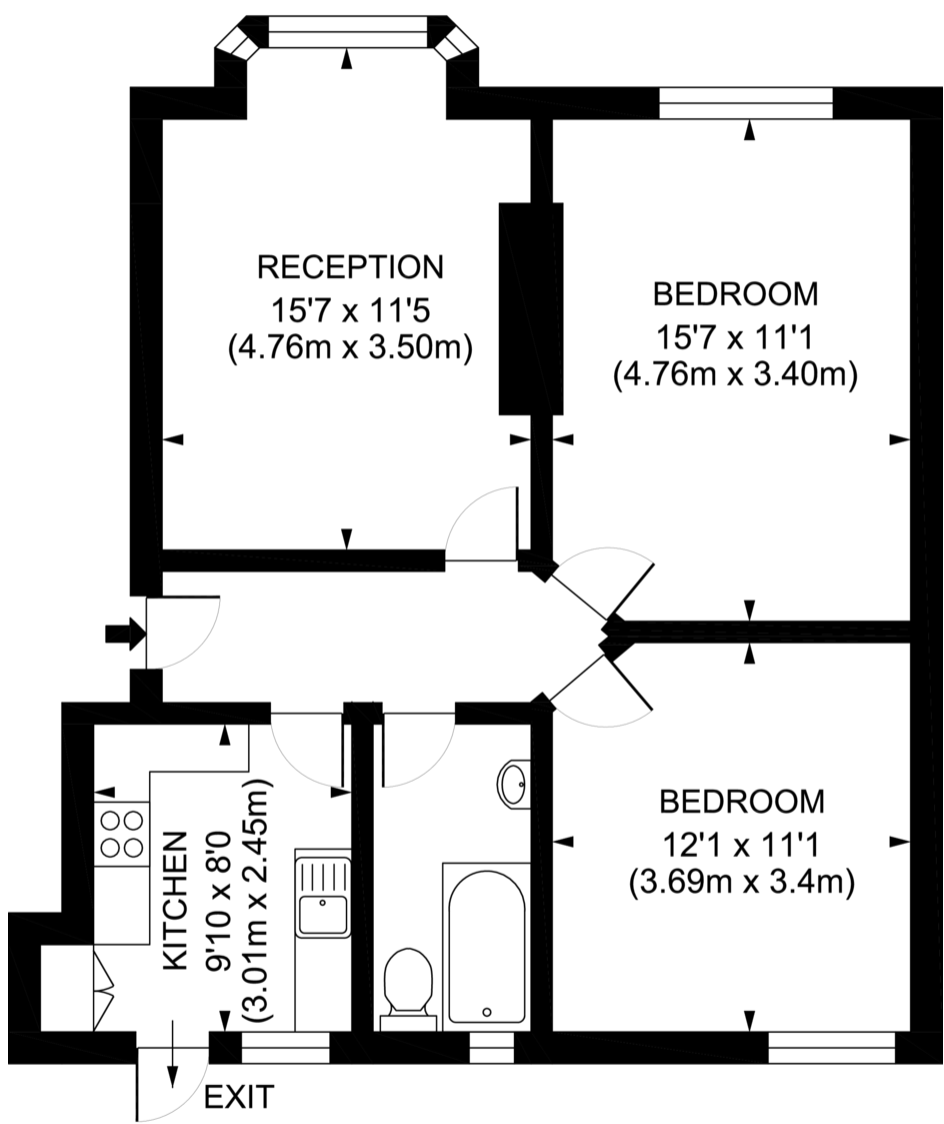
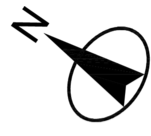
Tenure: Leasehold Borough: Lambeth

£345,000

- Two bedroom flat
- Good decorative order



A smart ground floor two double bedroom apartment in a purpose-built block. The accommodation is light and airy and in good decorative order. It is located within a short walk of Streatham Station and only moments from Streatham Common. This popular Art Deco block comprises two good sized double bedrooms, bathroom, kitchen and reception room. In addition, the property comes with off street parking and no onward chain.



GROUND FLOOR

Barrow Road SW16

Gross internal area 700 sq ft/65 sq metres

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Energy Performance Certificate

Flat 34 Elphinstone Court, Barrow Road, LONDON, SW16 5NG
 Dwelling type: Ground-floor flat Reference number: 8801-4043-3226-0007-6463
 Date of assessment: 04 April 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 13 April 2018 Total floor area: 65 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 making improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,890**
 Over 3 years you could save **£ 639**

Estimated energy costs of this home		Potential costs		Potential future savings
	Current costs			
Lighting	£ 171 over 3 years	£ 171 over 3 years		
Heating	£ 1,323 over 3 years	£ 714 over 3 years		
Hot Water	£ 396 over 3 years	£ 216 over 3 years		
Total	£ 1,890	£ 1,101		You could save £ 639 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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 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	£ 276
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 165
3. Heating controls (room thermostat and TRVs)	£300 - £450	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 121 1224 (relevant national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

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.