

Knollys Road , Streatham SW16

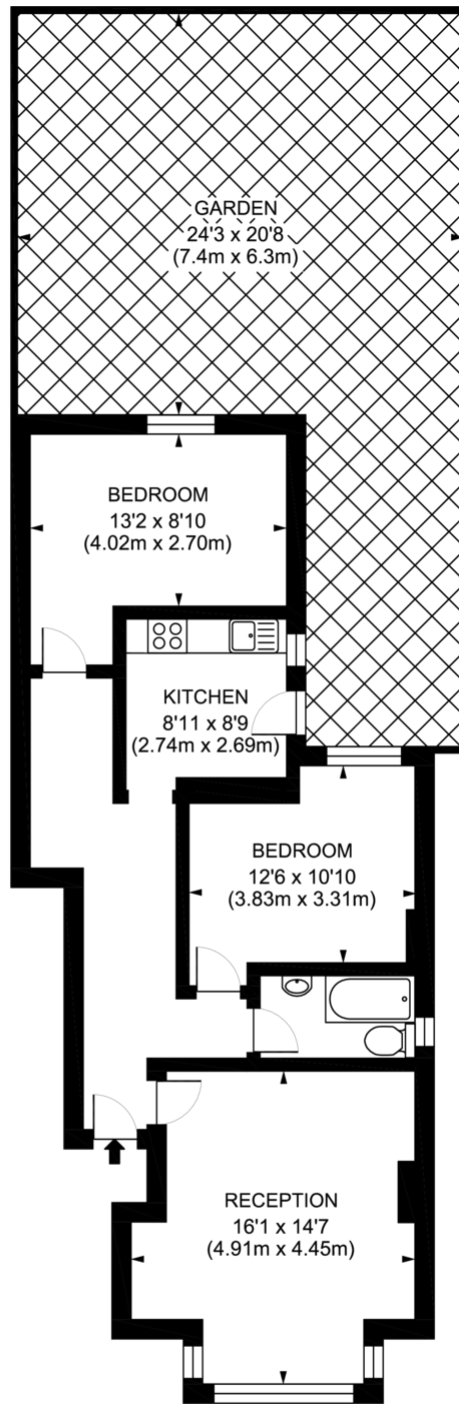
Tenure: Leasehold Borough: Lambeth

£425,000

- Two double bedrooms
- Landscaped tiered garden



An attractive two double bedroom flat with private garden. The property is in a raised position above the road in a smart converted period house. The flat has a bright modern kitchen which leads to the landscaped rear garden. Both Streatham Hill and Tulse Hill stations are within a fifteen minute walk and offer shops bars and restaurants at both locations. There are also bus routes on nearby Leigham Court Road or West Norwood high street to give alternative transport options. There is planning permission for extension which can be provided on request.



RAISED GROUND FLOOR

Knolly's Road SW16
Gross internal area 721 sq ft/67 sq metres
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Energy Performance Certificate HM Government

108a Knollys Road, LONDON, SW16 2JQ
Dwelling type: Ground-floor flat
Date of assessment: 16 March 2014
Date of certificate: 20 March 2014

Reference number: 8003-4061-1628-7267-1743
Type of assessment: RdSAP existing dwelling
Total floor area: 64 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: £ 3,030
Over 3 years you could save: £ 1,500

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting: £ 186 over 3 years	£ 108 over 3 years	You could save £ 1,500 over 3 years
Heating: £ 2,541 over 3 years	£ 1,143 over 3 years	
Hot Water: £ 303 over 3 years	£ 201 over 3 years	
Total: £ 3,030	£ 1,552	

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. Cavity wall insulation	£00 - £1,500	£ 252
2. Internal or external wall insulation	£4,000 - £14,000	£ 537
3. Floor insulation	£000 - £7,200	£ 269

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/government/guidance/energy-efficiency 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.