

Tierney Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£325,000

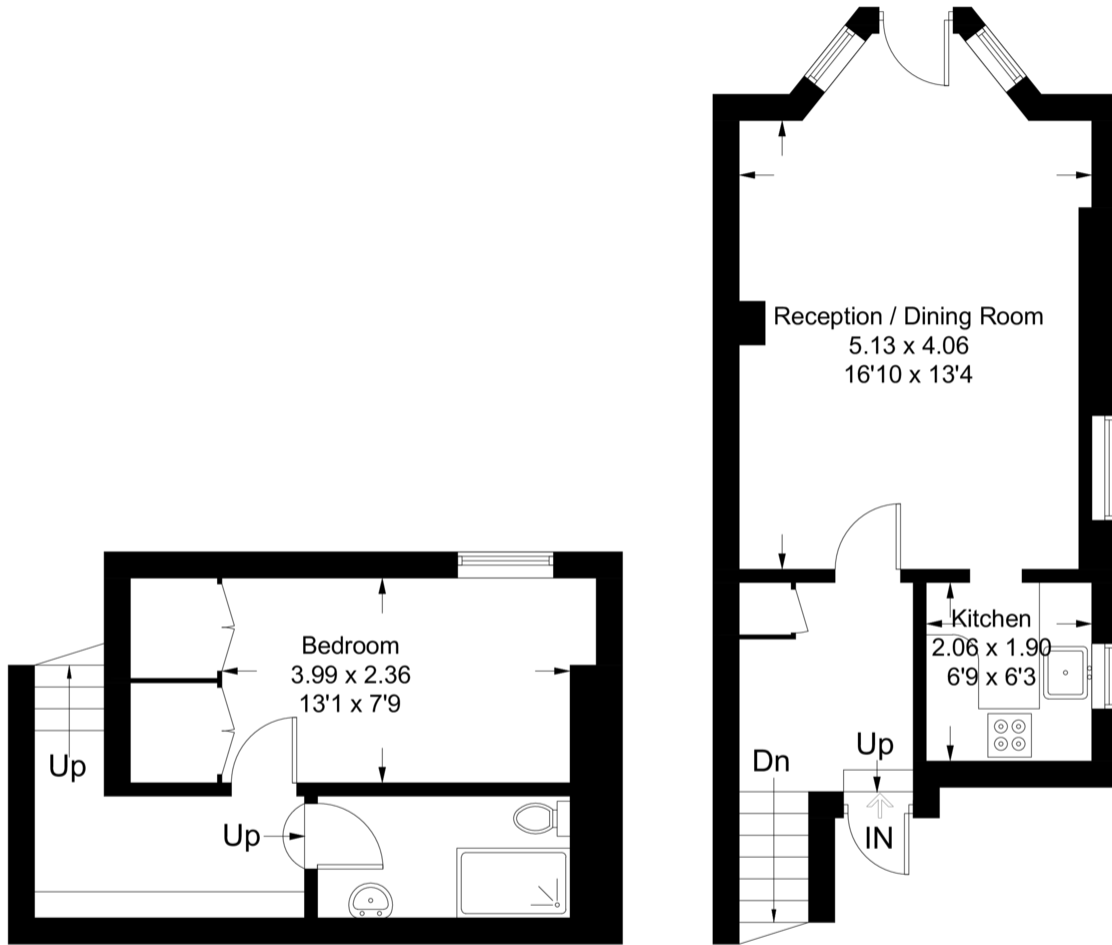
- Period conversion
- Share of freehold



A lovely one bedroom split level period conversion. The property is in good condition with large built in cupboards in the bedroom. There is a shared garden of which this flat has the added benefit of direct access. Tierney Road is conveniently located between Streatham Hill, Balham, Clapham and Brixton. Streatham High Road and the London Square development project with its numerous shops, bars, restaurants and theatre which showcases dramas, comedy shows and musicals is in close proximity. Streatham Hill offers direct access to London Bridge or Victoria and there are numerous bus routes in to Central London.

Tierney Road

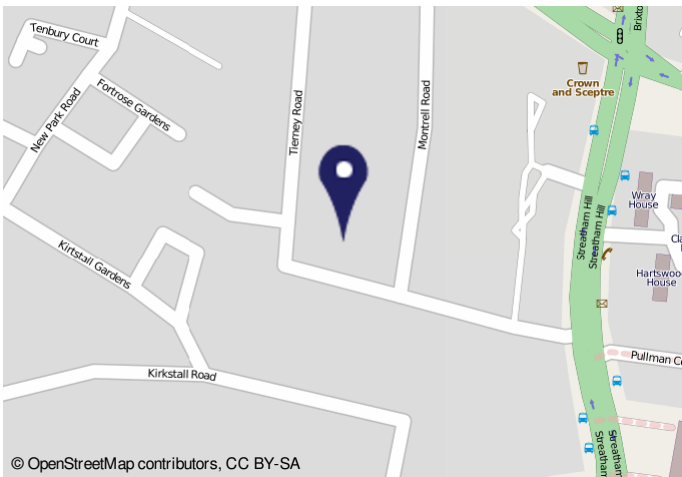
Approximate Gross Internal Area Total = 58 sq m / 624 sq ft



Lower Ground Floor
Sq ft 260

Ground Floor
Sq ft 364

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID486521)



Energy Performance Certificate

22, Tierney Road, LONDON, SW2 4GR
 Dwelling type: Ground floor flat
 Date of assessment: 29 May 2018
 Date of certificate: 30 May 2018
 Reference number: 8448-6225-8340-6791-4922
 Type of assessment: RdSAP existing dwelling
 Total floor area: 68 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

Current costs	£ 2,031
Over 3 years you could save	£ 894

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting £ 256 over 3 years	£ 152 over 3 years	You could save £ 894 over 3 years
Heating £ 1,542 over 3 years	£ 774 over 3 years	
Hot Water £ 231 over 3 years	£ 231 over 3 years	
Total £ 2,031	£ 1,157	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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 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	£ 524
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Low energy lighting for all fixed outlets	£90	£ 114

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 553 1234 (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.