

Cricklade Avenue , Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£475,000

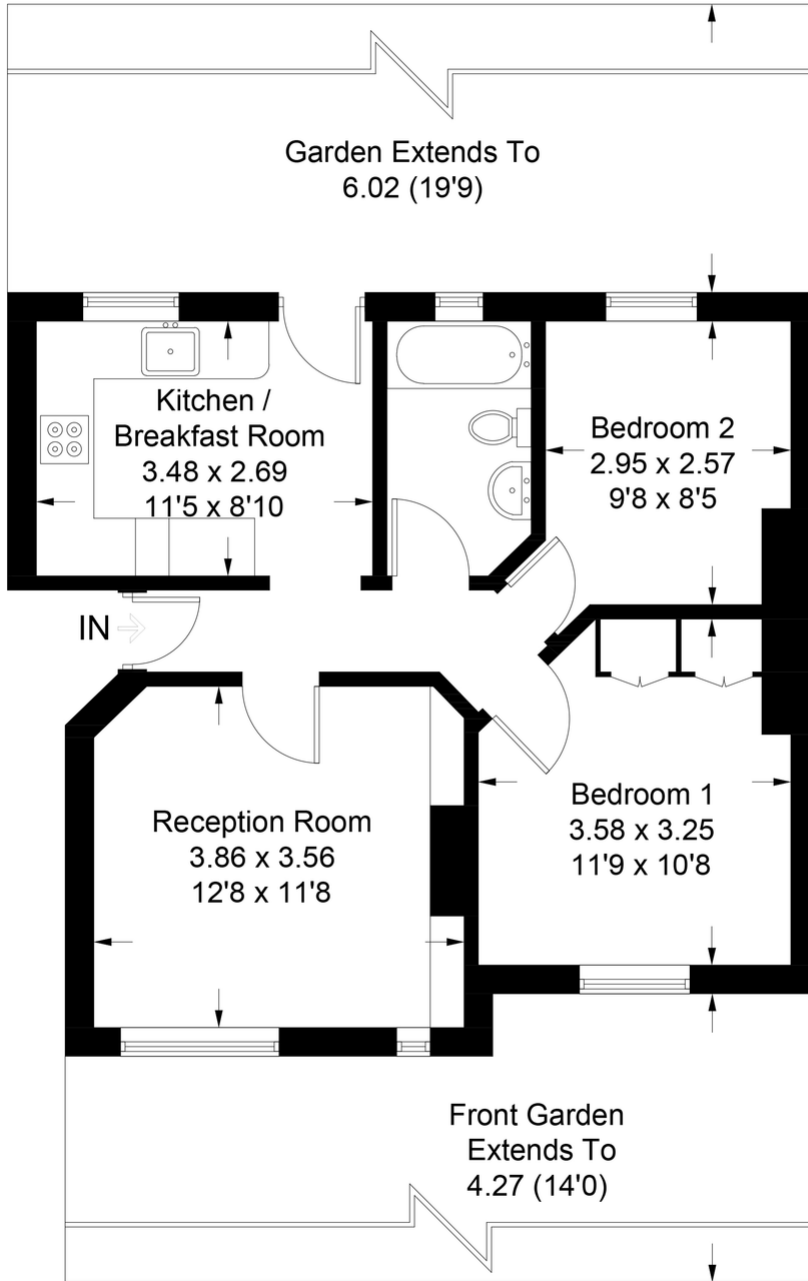
- Top quality refurbishment
- Private south facing garden



A stunning two double bedroom purpose built period flat with separate kitchen and reception room. The property has a private south facing garden with both lawn and paving areas and benefits from side access. Situated on a wide residential road in the Streatham Hill area this flat has been lovingly updated and is in excellent condition. The vendors have incorporated built in appliances with the kitchen and the master bedroom and second bedroom both have wardrobe and storage spaces. Cricklade Avenue has the benefit of Streatham High Road at one end with its wide variety of amenities and Hillside Gardens at the opposite end. Both Streatham Hill and Tulse Stations are within walking distance and offer different routes in to London.

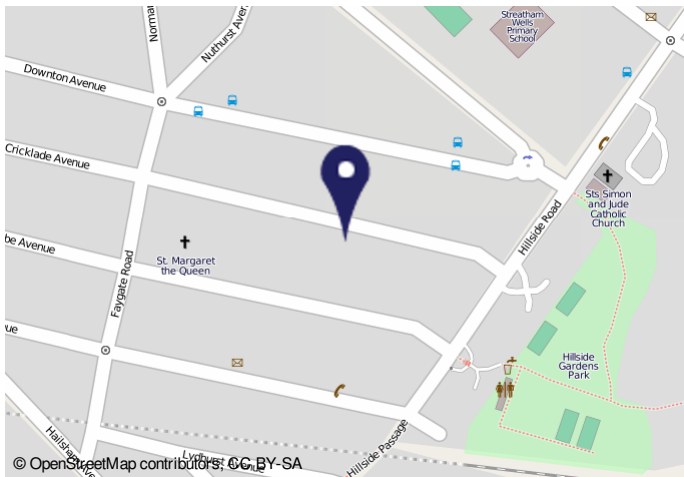
Cricklade Avenue

Approximate Gross Internal Area Total = 52.1 sq m / 561 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID486569)



Energy Performance Certificate

100b, Cricklade Avenue
LONDON
SW2 3RH

Dwelling type: Ground floor maisonette
Date of assessment: 12 July 2011
Certificate number: EPC/423/220/289/2996
Date of completion: 12 July 2011
Type of assessment: Standard, existing dwelling
Total floor area: 56 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	Potential	Current	Potential
D	C	F	D

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

	Current	Potential
Energy use	320 kWh/m ² per year	271 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.8 tonnes per year
Lighting	£40 per year	£40 per year
Heating	£500 per year	£360 per year
Hot water	£143 per year	£90 per year

You could save up to £100 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 turning conditions (heating periods, room temperatures, 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 impact of the fuels used for cooking or heating 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.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a quick and easy way to identify the most energy-efficient products on the market.

This EPC and accompanying report may only be used by the Energy Saving Trust to provide you with information on reducing energy usage and environmental 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.