

Hopton Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

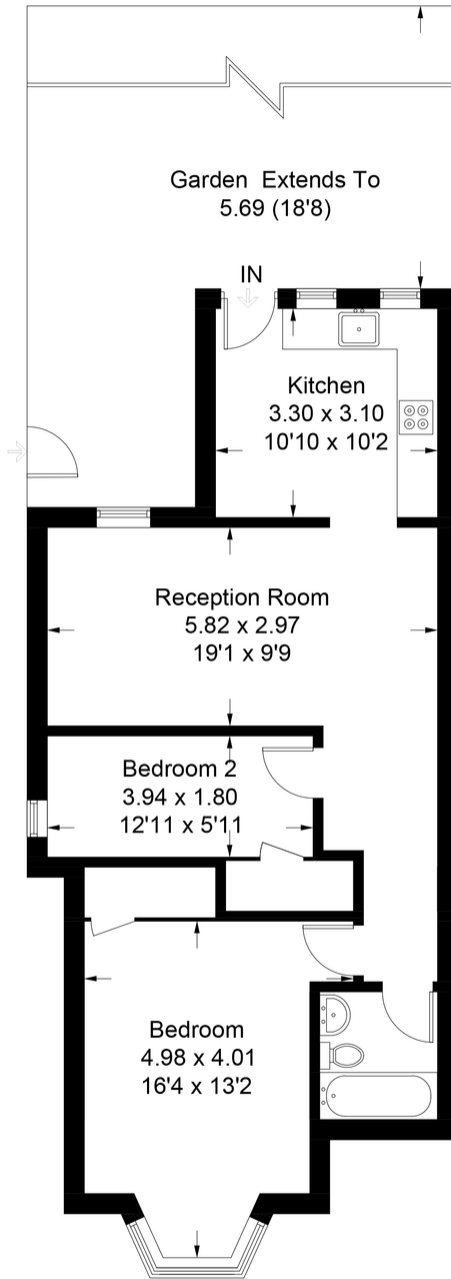
- Private garden
- 2 Double bedrooms



A charming two bedroom Victorian period maisonette offering private garden with direct access. The property has good built in storage. The flat situated on Hopton Road is in good condition and has a good sized kitchen and reception room with two double bedrooms and stripped wooden flooring throughout most rooms. The private garden has part decking and patio area and benefits from side access. Hopton Road is close to Streatham High Road just by the Common and Streatham Hub area offering a wide variety of shops, bars, restaurants as well and the larger super markets and in addition a Marks & Spencers Foodhall. Streatham Common is within a quarter mile distance which also boasts the delightful Rookery. Direct rail routes take you in to the City, Victoria and London Bridge. This property is being sold with no onward chain.

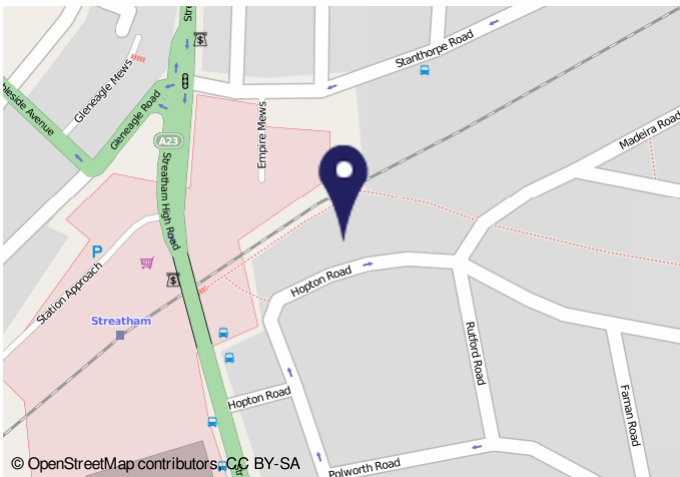
Hopton Road

Approximate Gross Internal Area Total = 64.8 sq m / 697 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID486547)



Energy Performance Certificate HM Government

37b, Hopton Road, LONDON, SW15 2EN
 Dwelling type: Ground-floor flat
 Date of assessment: 23 January 2015
 Date of certificate: 26 January 2015
 Reference number: 0237-2617-7665-6725-7545
 Type of assessment: RdSAP existing dwelling
 Total floor area: 71 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: £ 2,064
 Over 3 years you could save £ 783

| Estimated energy costs of this home | | Potential future savings | |
|-------------------------------------|----------------------|--------------------------|--------------|
| Current costs | Potential costs | Current | Potential |
| Lighting | £ 237 over 3 years | £ 166 over 3 years | £ 71 |
| Heating | £ 1,515 over 3 years | £ 828 over 3 years | £ 687 |
| Hot Water | £ 312 over 3 years | £ 305 over 3 years | £ 7 |
| Total | £ 2,064 | £ 1,299 | £ 765 |

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 shows how to save energy 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 | £ 560 |
| 2. Floor insulation (solid floor) | £ 4,000 - £ 8,000 | £ 159 |
| 3. Low energy lighting for all fixed outlets | £ 25 | £ 19 |

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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.