

Woodleigh Gardens , Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £500,000

- Beautifully presented maisonette
- Great condition

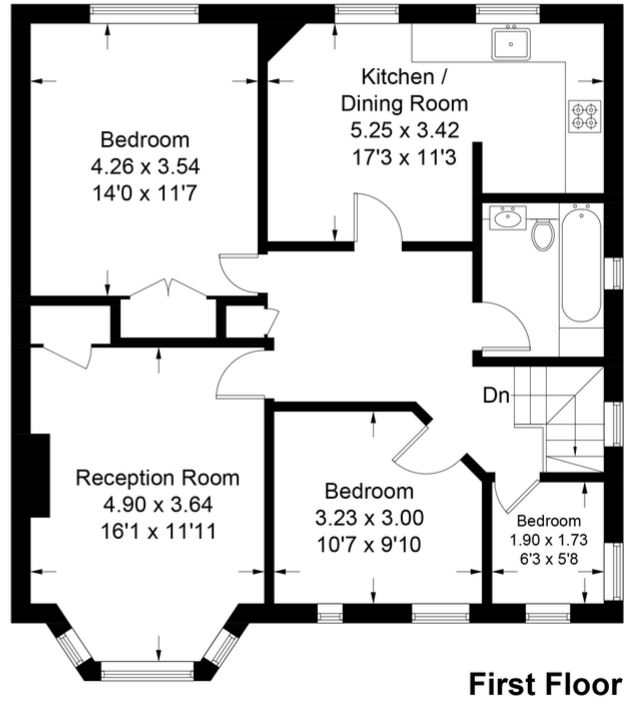
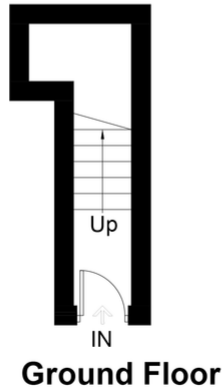
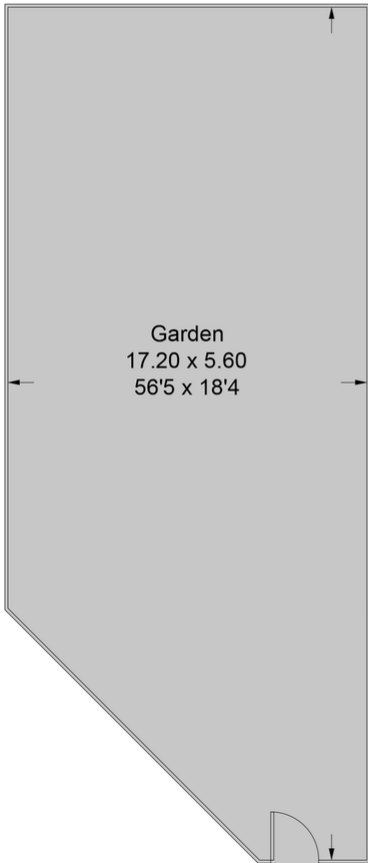


A charming two bedroom maisonette on a quiet residential road. This well presented property comprises of; an open plan kitchen and dining space, separate living area, two double bedrooms and a third single bedroom/nursery which could also be utilised as an office. The kitchen and bathroom have recently been modernised to a high standard, creating a spacious, light and airy ambience. The property also has loft space offering great storage and potential to extend (subject to planning), as well as a private west facing garden. It is located in close proximity of Streatham Hill Station, offering direct routes in to London Bridge, Victoria and Clapham Junction.

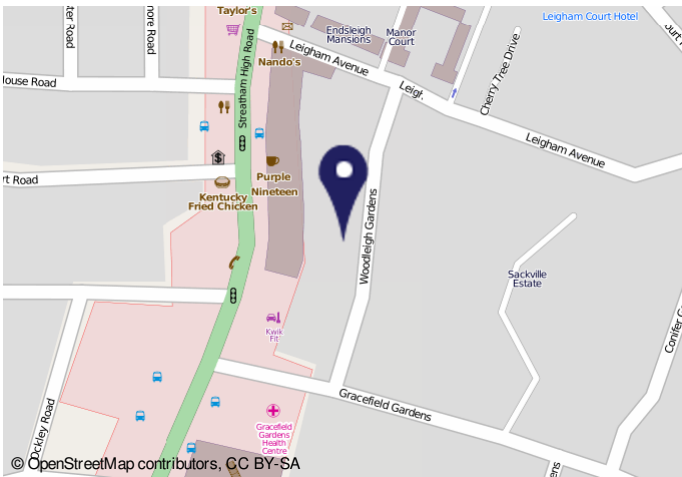
Woodleigh Gardens



Approximate Gross Internal Area = 87.7 sq m / 944 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID493605)



Energy Performance Certificate

30, Woodleigh Gardens
LONDON
SW16 2BY

Dwelling type: Top floor maisonette
Date of measurement: 22 September 2009
Date of certificate: 22 September 2009
Register number: 03092849 6411-0921-6901
Total floor area: 72 m²

This home's performance is rated in terms of 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
A	B	D	C

England & Wales (EU Directive 2002/91/EC)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales (EU Directive 2002/91/EC)

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	289 kWh/m ² per year	234 kWh/m ² per year	
Carbon dioxide emissions	3.2 tonnes per year	2.8 tonnes per year	
Lighting	£92 per year	£34 per year	
Heating	£494 per year	£389 per year	
Hot water	£73 per year	£75 per year	

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel used and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.
For advice on how to use this information to help you make decisions on how to improve your home's energy efficiency, call 0800 912 012 or visit www.energySavingTrust.org.uk/advice

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.