

## Leigham Vale, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£280,000**

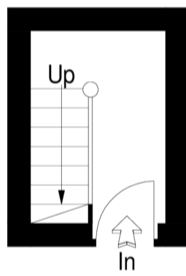
- One bedroom period conversion
- Split level



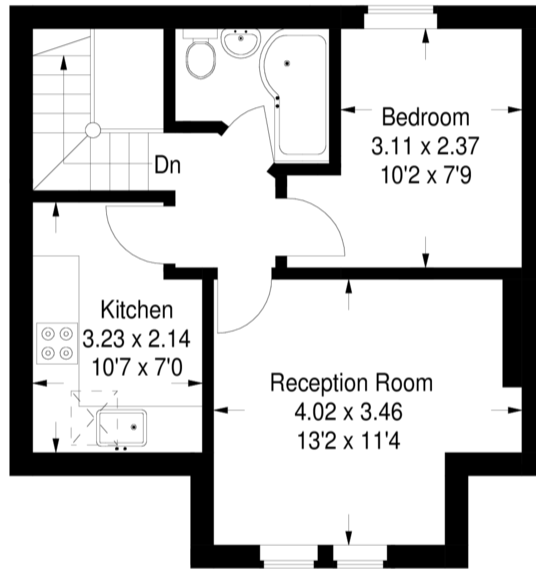
A pretty one bedroom split level period conversion flat situated on Leigham Vale. The accommodation has a separate living and kitchen space with bathroom and bedroom. Leigham Vale is situated conveniently for both Tulse Hill and Streatham Hill stations. There are also direct bus routes in to Brixton for the Victoria Line or continuing on in to Central London. Hillside Gardens and Brockwell Park are two open spaces close by for fresh air and exercise. There are plenty of shops, bars and restaurants on both Norwood and Streatham High Roads as well as health and fitness facilities and cinemas for entertainment.

# Leigham Vale

Approximate Gross Internal Area  
42 sq m / 452 sq ft

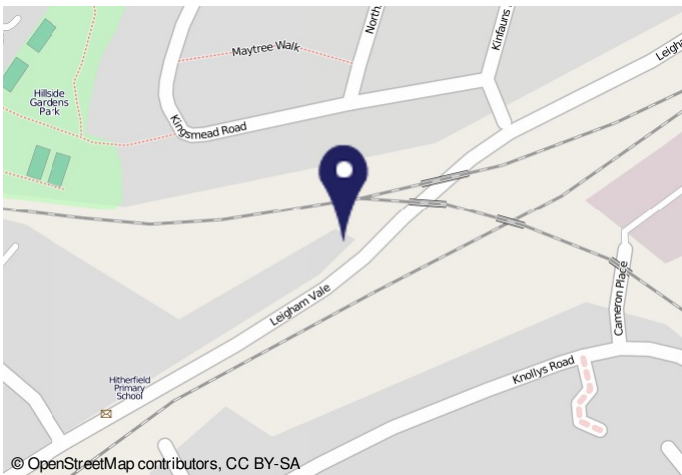


First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID106360)



**Energy Performance Certificate**

Flat 3, 88 Leigham Vale, LONDON, SW16 2JG  
 Dwelling type: Top floor flat  
 Date of assessment: 21 May 2014  
 Date of certificate: 23 May 2014  
 Reference number: 8406-6952-1326-6227-5543  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 40 m<sup>2</sup>

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:		£ 2,094
Over 3 years you could save		£ 597

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 147 over 3 years	£ 81 over 3 years
Heating	£ 1,864 over 3 years	£ 1,150 over 3 years
Hot Water	£ 213 over 3 years	£ 214 over 3 years
<b>Total</b>	<b>£ 2,224</b>	<b>£ 1,445</b>

Potential future savings: **You could save £ 597 over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. This includes energy used for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy efficient: lower ratings are better	Current	Potential
Energy efficient: lower ratings are better	D	C

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 65). The EPC rating shown here is based on apparent 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	£ 486
2 Low energy lighting for all fixed outlets	£25	£ 57
3 Heating controls (over thermostat)	£200 - £450	£ 57

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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.