

Mount Nod Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£400,000

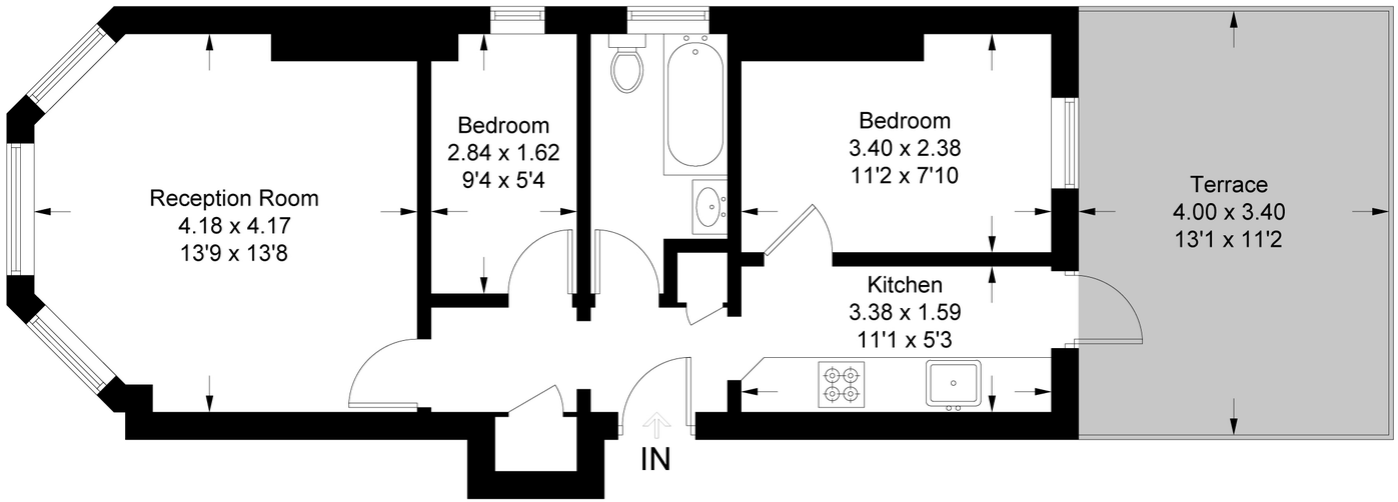
- Period conversion
- Amazing roof terrace with wonderful views



A delightful two bedroom flat on the first floor of this Victorian conversion on the popular Mount Nod Road. The property benefits from separate kitchen and reception room with a large bay window. A private terrace leads out from the kitchen offering far reaching views towards Crystal Palace. The location is convenient for both Streatham Hill and Tulse Hill Stations. Norwood and Streatham High Road are close by with plenty of bars, shops and restaurants as well as fitness centres and cinemas to chose from. Hitherfield Primary School and Dunraven Secondary School are within close proximity as is Hillside Gardens. This property is being sold with no on-going chain.

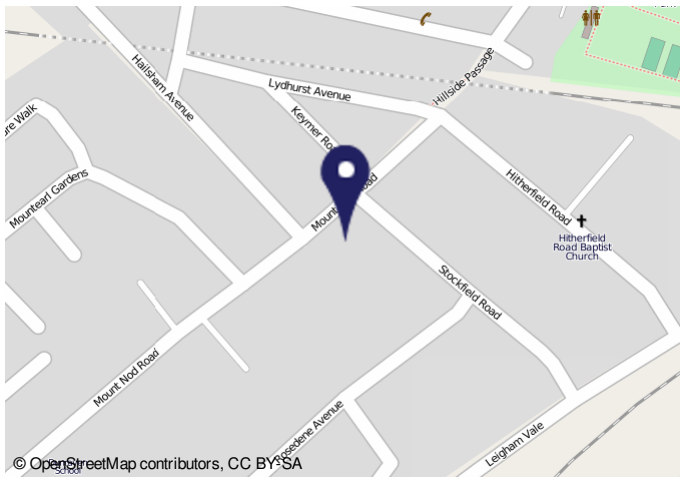
Mount Nod Road

Approximate Gross Internal Area
45.7 sq m / 492 sq ft



First Floor

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. (ID496340)



Energy Performance Certificate HM Government

Flat 7, 73, Mount Nod Road, LONDON, SW16 2LJ
 Dwelling type: Mid-floor flat
 Date of assessment: 04 October 2012
 Date of certificate: 05 October 2012
 Reference number: 0568-2988-0280-7342-1950
 Type of assessment: RdSAP existing dwelling
 Total floor area: 45 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: **£ 1,680**
Over 3 years you could save **£ 750**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	
Heating	£ 1,363 over 3 years	£ 642 over 3 years	
Hot Water	£ 227 over 3 years	£ 98 over 3 years	You could save £ 750 over 3 years
Total	£ 1,680	£ 830	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on 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

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 given 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	£ 522
2 Heating controls (room thermostat)	£350 - £450	£ 42
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 95

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-eficiency-calculator or call 0800 553 1234 (textphone 0300 553 1234). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.