

Greyhound Lane, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£250,000

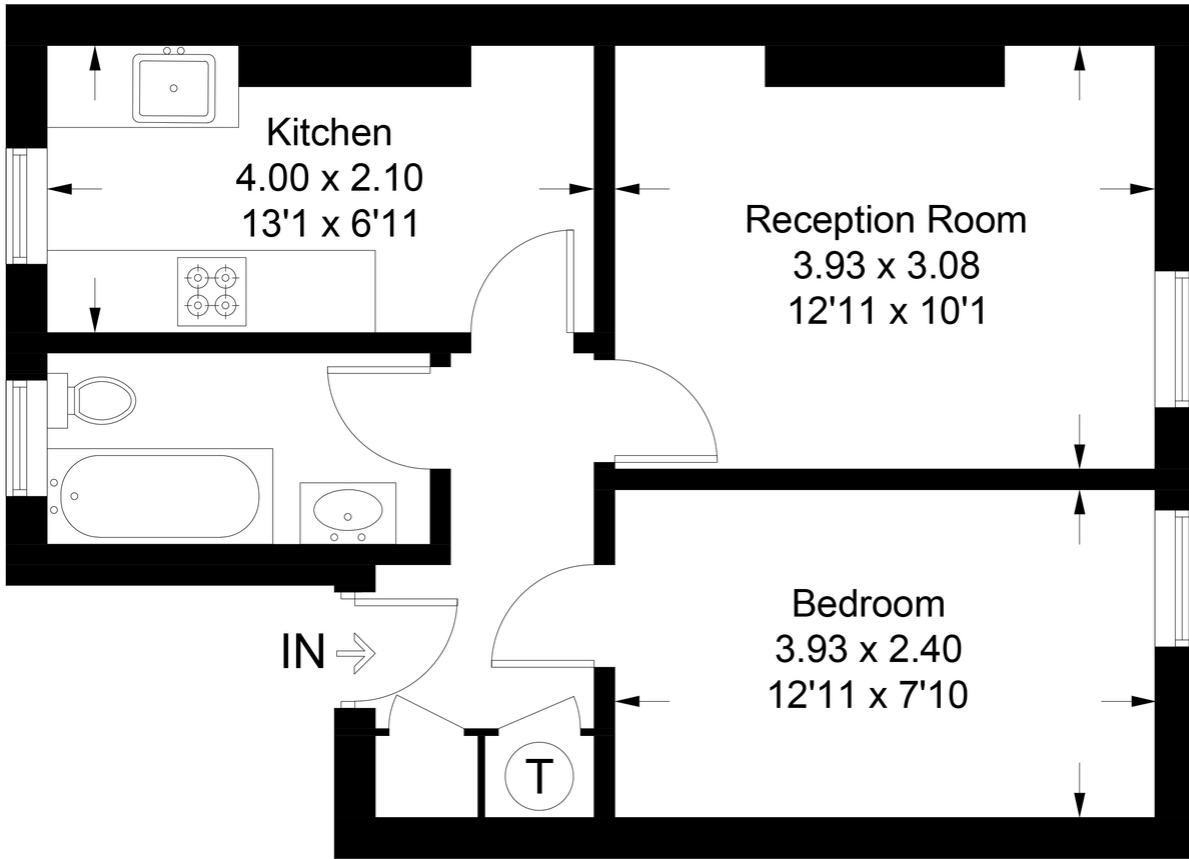
- One bedroom flat
- Period conversion



A conveniently located one bedroom flat situated just off Streatham High Road and very close to Streatham Common. The property is in need of modernisation and would be an exciting project with potential for improvement. The property consists of bedroom, kitchen, bathroom and reception with built in cupboards. Greyhound Lane offers excellent rail access for both Streatham Common and Streatham mainline stations offering different routes in to the City, London Bridge and Victoria. Streatham High Road offers a wide variety of shops, bars, gastro pubs and restaurants along with open park land of Streatham Common and the Rookery. Streatham Leisure Centre is within quarter of a mile, Tesco and Sainsburys superstores along with Marks and Spencer's Food Hall. There is no onward chain with this property.

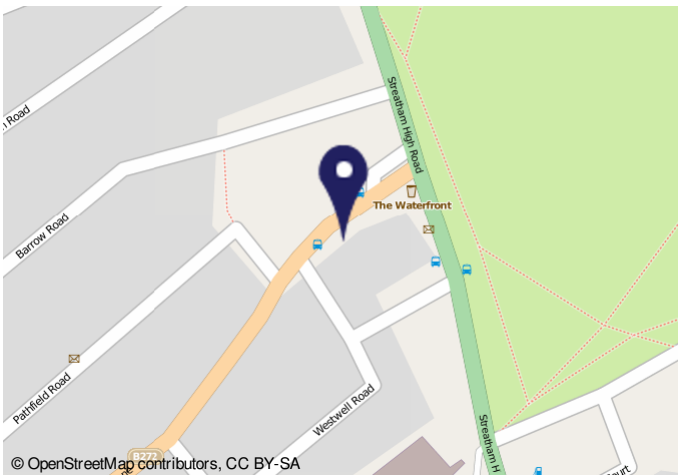
Greyhound Lane

Approximate Gross Internal Area
41.1 sq m / 442 sq ft



Second 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. (ID502043)



Energy Performance Certificate

110b, Greyhound Lane, LONDON, SW16 5RN
 Dwelling type: Top floor flat
 Date of assessment: 13 December 2018
 Date of certificate: 22 January 2019
 Reference number: 8248-7022-6448-8267-3982
 Type of assessment: RdSAP existing dwelling
 Total floor area: 38 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: **£ 1,599**
Over 3 years you could save **£ 174**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	
Heating	£ 1,110 over 3 years	£ 933 over 3 years	
Hot Water	£ 312 over 3 years	£ 215 over 3 years	
Total	£ 1,509	£ 1,239	You could save £ 174 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 efficiency class (letter code)	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		
Current	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 given here is based on standard 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	£ 81
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 63

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 1234 (not-included costs). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.