

Mount Ephraim Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£425,000

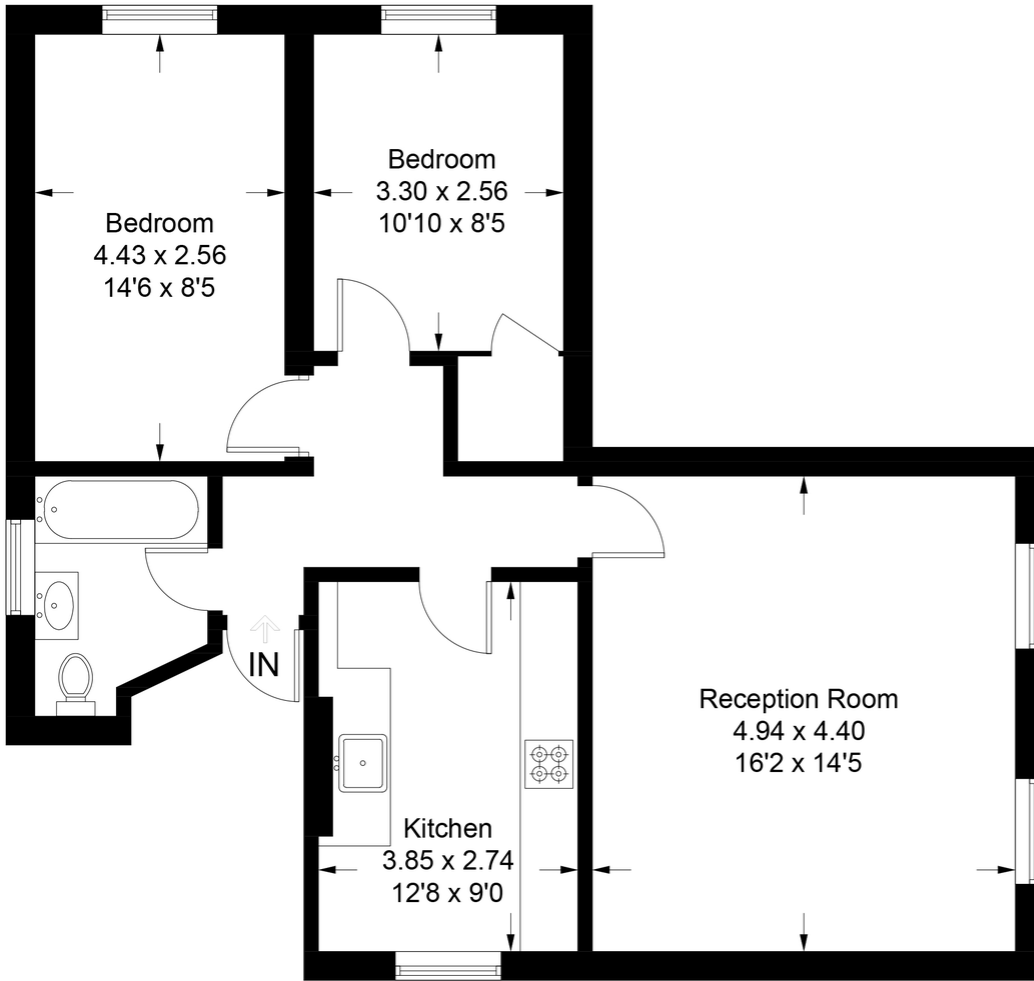
- Period conversion
- Chain free



A beautiful and spacious two double bedroom flat forming part of an imposing detached Victorian house. The accommodation is airy and light throughout with well-proportioned rooms. The property also comprises a large south-facing reception room. This is in a very popular and quiet residential road off Streatham High Road boasting a wide variety of shops, bars and restaurants. Tooting Bec Common is situated at the other end of the road with Balham a short walk away, as is Henry Cavendish Primary School. Streatham Hill station connects directly to Victoria, London Bridge and Clapham Junction. Also many bus routes give access to the city centre from the High Road.

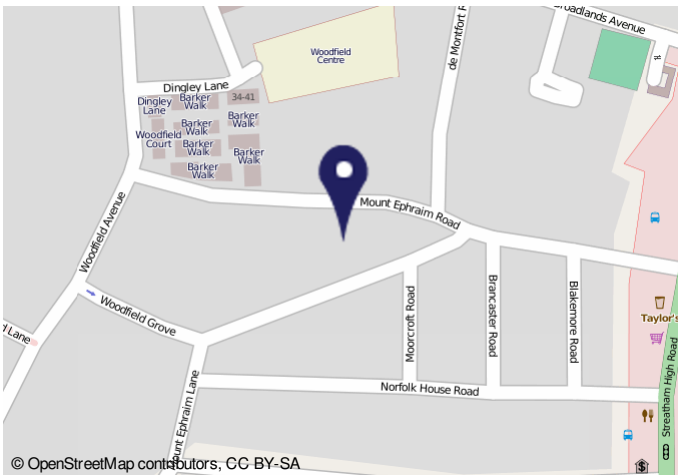
Mount Ephraim Road

Approximate Gross Internal Area
66.9 sq m / 720 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. (ID503564)



Energy Performance Certificate

The Mount Ephraim Road
C/OCHON,
SW16 1LP

Chilling type: No floor slab
Date of assessment: 29 June 2011
Date of certificate: 03 November 2011
Reference number: 0950-2838-0-026-0-129-0031
Type of assessment: SAP, existing dwelling
Total floor area: 47 m²

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

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	280 kWh/m ² per year	229 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	€55 per year	€28 per year
Heating	€432 per year	€302 per year
Hot water	€74 per year	€66 per year

You could save up to €71 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised turning conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to ask for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and accompanying report must only be given to the Energy Saving Trust to provide you with information on financing energy-efficient improvements.

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.