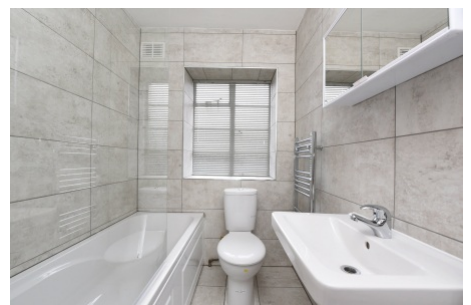
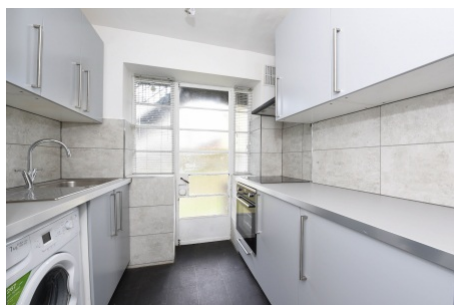


Streatham Court, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

- 300 yards from Streatham Hill station
- Newly refurbished

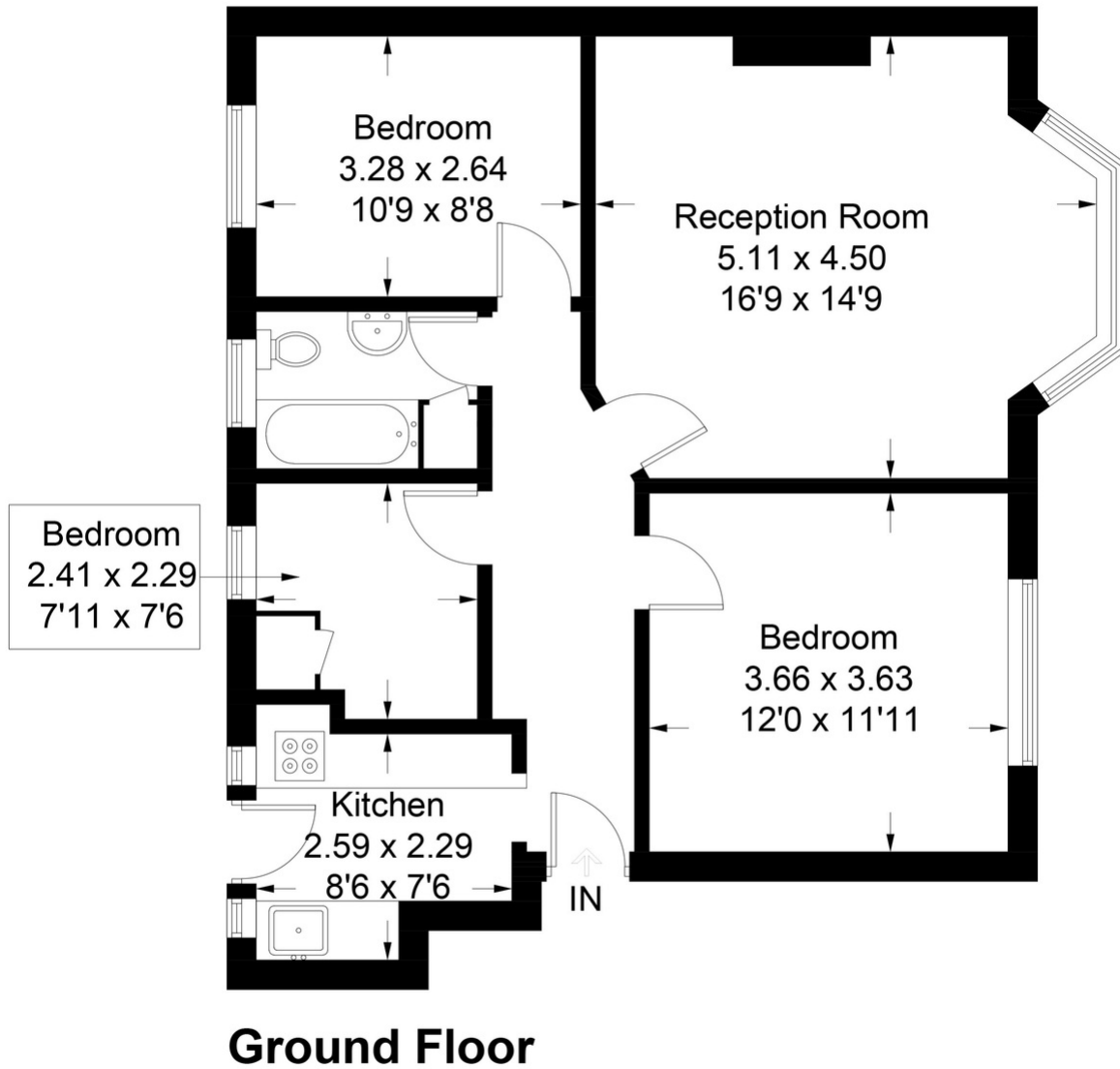


A smart and newly refurbished three bedroom flat in a popular block off the high street. The property boasts new kitchen and bathroom, flooring and decoration so ready to move into. It's set in a gated development just off the high road so while close to the station, shops, bars and restaurants, tranquillity can be found from the quiet position overlooking a lawn and rose gardens. There is no chain.

Streatham Court

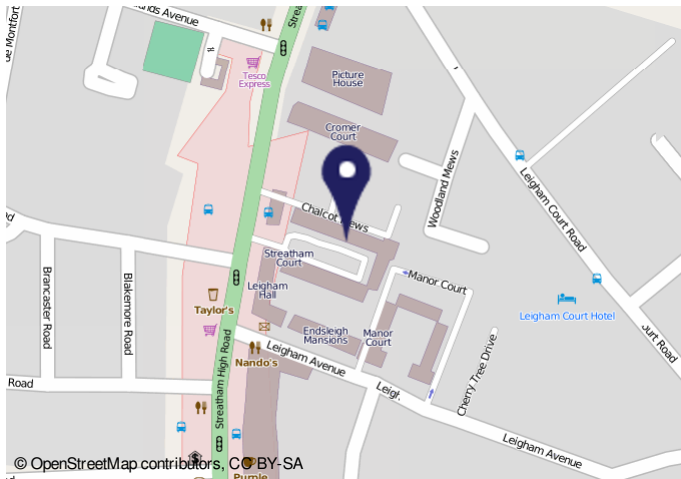


Approximate Gross Internal Area Total = 67.9 sq m / 731 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID509254)



Energy Performance Certificate HM Government

Flat 24 Streatham Court, Streatham High Road, LONDON, SW16 1DL
 Dwelling type: Ground floor flat Reference number: 0856-2805-7076-6693-8501
 Date of assessment: 15 March 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 16 March 2017 Total floor area: 70 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: £ 2,655
Over 3 years you could save: £ 1,092

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 153 over 3 years	You could save £ 1,092 over 3 years
Heating	£ 1,817 over 3 years	£ 669 over 3 years	
Hot Water	£ 141 over 3 years	£ 141 over 3 years	
Total	£ 2,165	£ 963	

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

Energy Efficiency Rating

Energy efficiency class (using costs)	Current	Potential
A (most efficient)		
B		
C		
D		
E		
F		
G (least efficient)		

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	£ 211
2. Floor insulation (suspended floor)	£800 - £1,200	£ 192
3. Draught proofing	£80 - £120	£ 21

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-guidance 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.