

Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£325,000

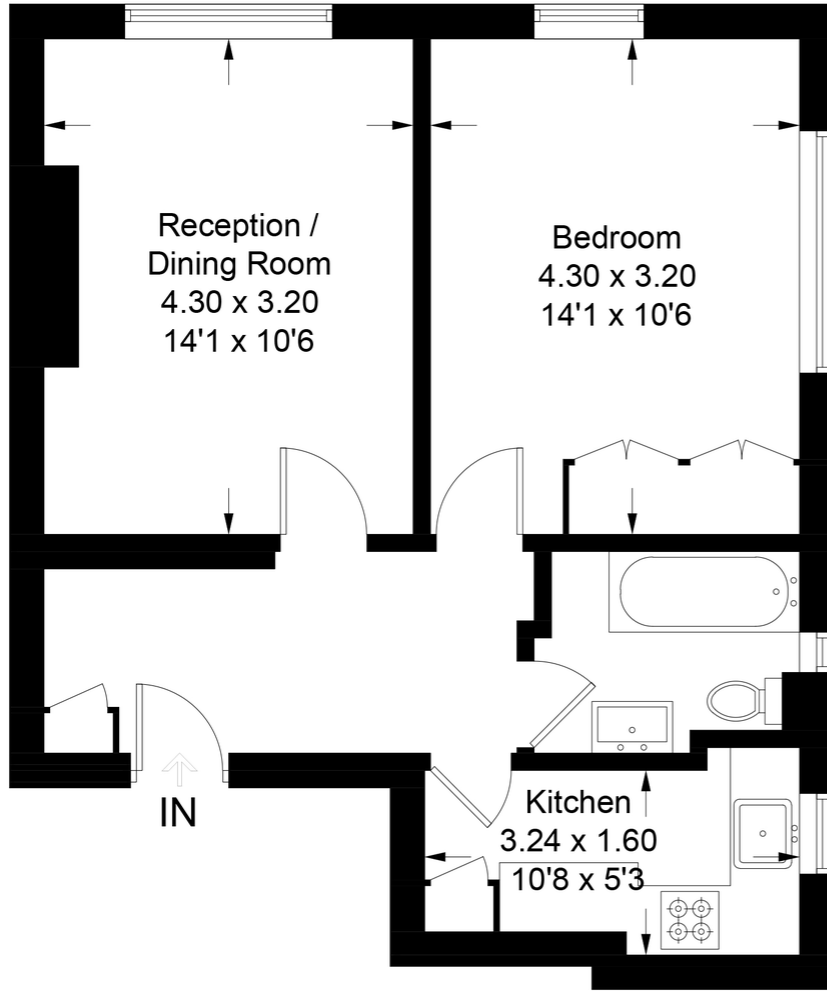
- Lots of natural light
- On-site caretaker



An art deco flat in a popular private block. The owner has recently redone the kitchen with new units and boiler. The flat is a perfect first time buy or an ideal purchase for a buy to let. There is an onsite care taker and residency committee who both help to look after the day to day care of the building. They also help to maintain communal areas as well as planning for the welfare of the flats. The block is particularly popular due to its extremely convenient location with ample bars, shops and restaurants on its doorstep including the new Yogarise Studio and Chalkpit bar/restaurant. At the back of the block is a secure bike lock up, storage locker units for hire and the residency committee are currently working on converting the old swimming pool into a communal garden.

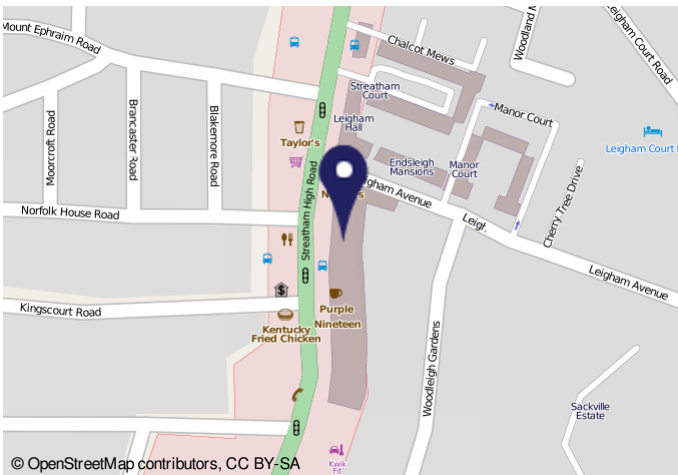
The High

Approximate Gross Internal Area
46.1 sq m / 496 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. (ID513042)



Energy Performance Certificate

File 110 The High
Cherry Tree Road
SOUTHSEA
S14 4AA

Dwelling type: 3rd floor flat
Date of assessment: 22 March 2011
Certificate number: 2581362-6378-6229-3181
Type of assessment: EPCAP - existing dwelling
Total floor area: 46.1 sq m

This home's performance is rated in terms of the energy use per square meter 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
Energy A	Energy B	Env A	Env B
Energy C	Energy D	Env C	Env D
Energy E	Energy F	Env E	Env F
Energy G	Energy G	Env G	Env G

England & Wales EPC Rating: C
England & Wales Env Rating: C

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	31.1 kWh/m ² per year	22.9 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2 tonnes per year
Lighting	£51 per year	£25 per year
Heating	£416 per year	£270 per year
Hot water	£26 per year	£22 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 running 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 impacts 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.

To see how this home can achieve its potential energy classes use the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It is a simple and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.