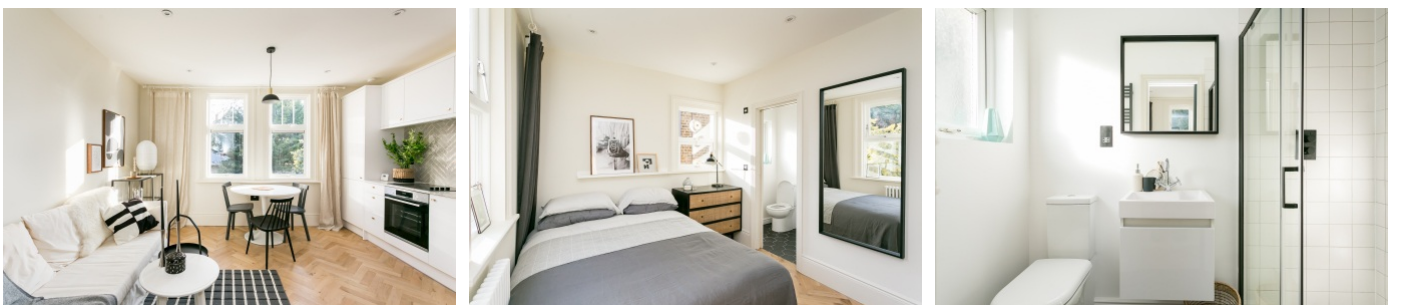


## Thirlmere Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£330,000**

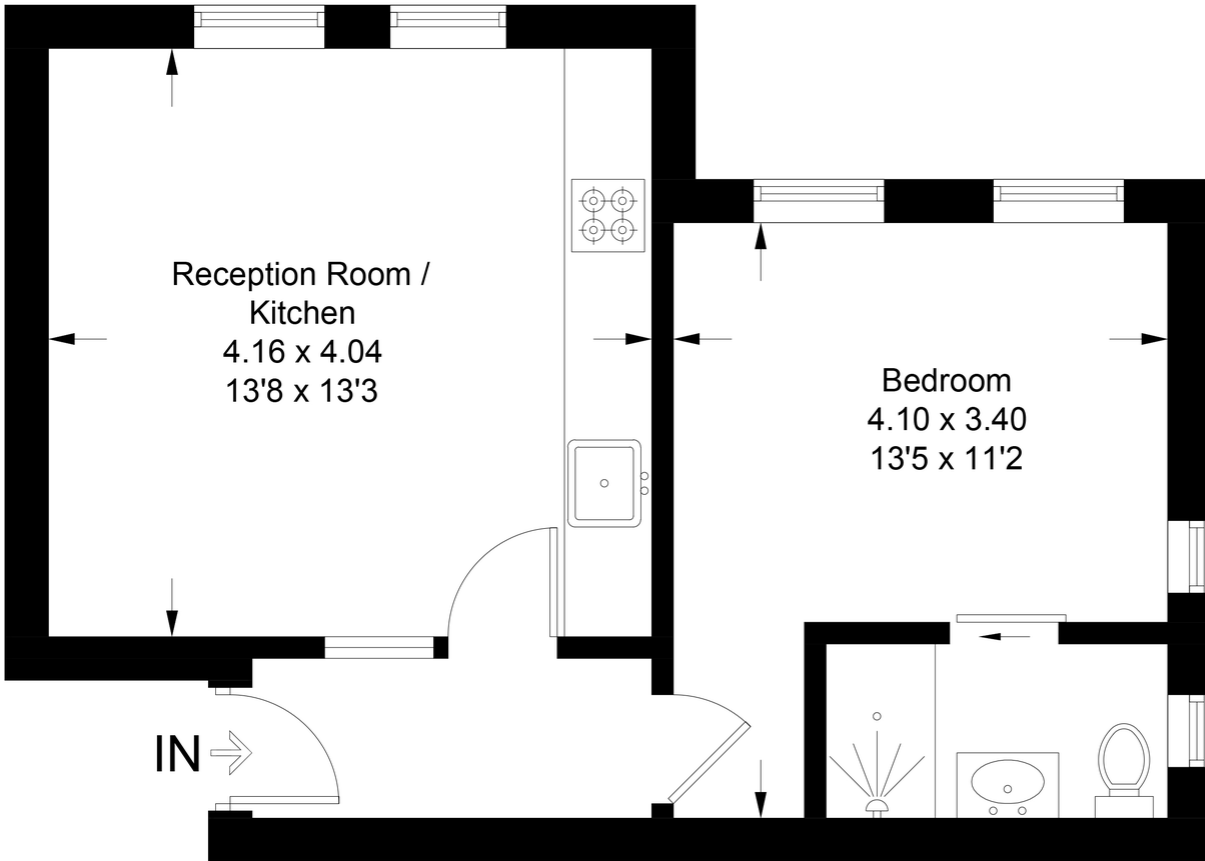
- Double bedroom
- Period converted property



This new development of ten apartments spans across two adjoining semi-detached Victorian houses in a sought-after road by Tooting Bec Common. This large, double one bedroom flat offers a spacious open plan kitchen and living area with a modern and contemporary finish. The property boasts solid marble worktops and solid oak herringbone parquet flooring throughout, as well as a modern and contemporary bathroom. The numerous windows allow amply light into the apartment. It is located by Tooting Bec's famous Lido and has easy access to Balham and Streatham High Road, offering numerous restaurants, bars and shops.

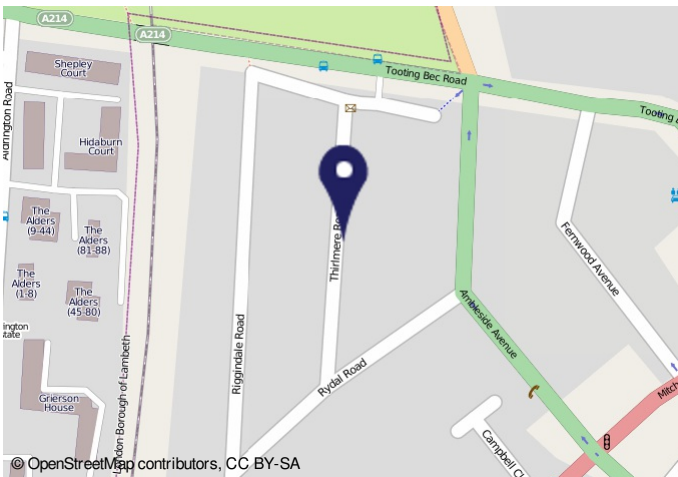
# THIRLMERE ROAD

Approximate Gross Internal Area  
34.9 sq m / 376 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. (ID514543)



**Energy Performance Certificate**

Flat 8, 12-14 Thirlmere Road, LONDON, SW16 1QW  
 Dwelling type: Mid-floor flat  
 Date of assessment: 14 November 2018  
 Date of certificate: 10 November 2018  
 Reference number: 5145-7968-7208-0610-4914  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 34 m<sup>2</sup>

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 making improvement measures

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 24 over 3 years	£ 94 over 3 years
Heating	£ 657 over 3 years	£ 488 over 3 years
Hot Water	£ 234 over 3 years	£ 240 over 3 years
<b>Total</b>	<b>£ 915</b>	<b>£ 822</b>

Over 3 years you could save **£ 165**

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy used for heating appliances like TVs, computers and cookers, 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	£ 105

To find out more about the recommended measures and other actions you could take to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 122 1224 (standard national rate). The Green Deal may enable you to finance these measures and repay to you.

**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.