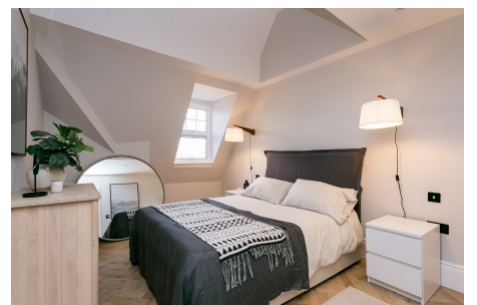


Thirlmere Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£535,000

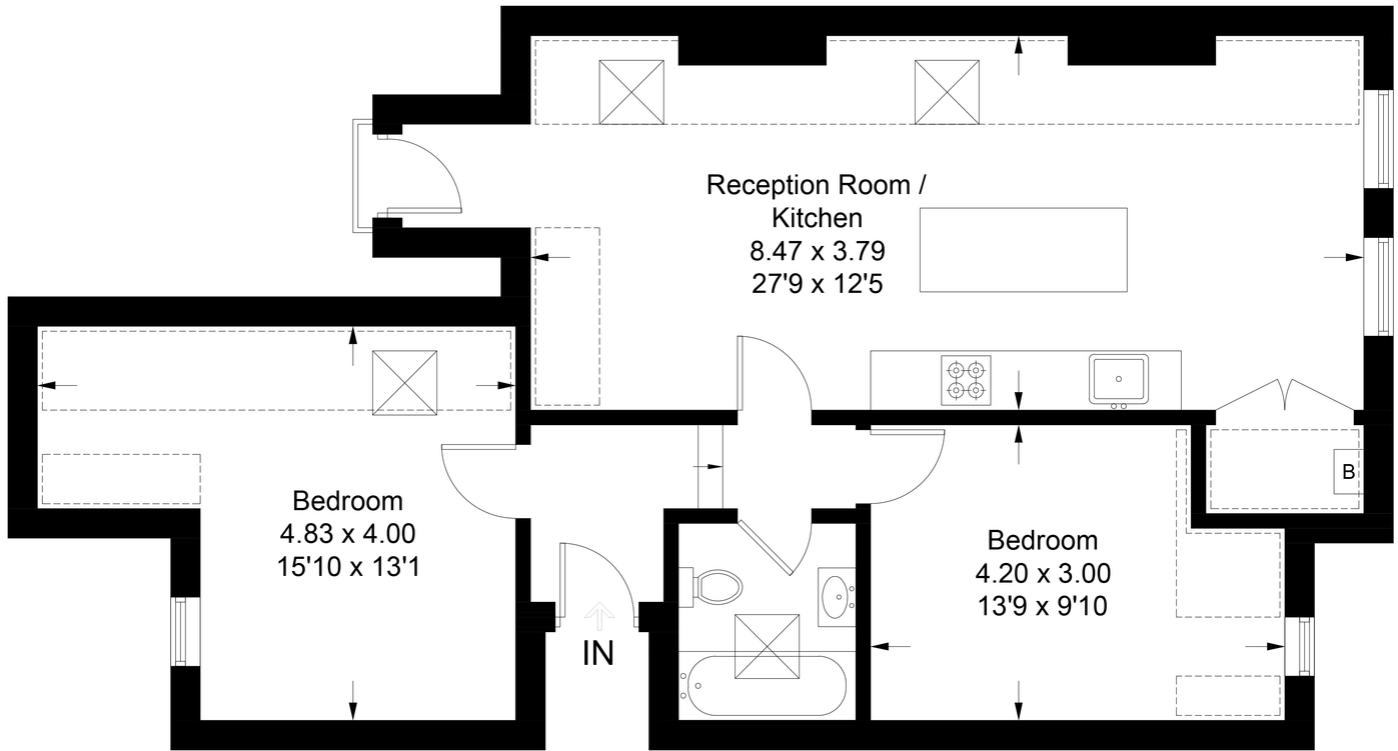
- Two double bedrooms
- Period converted property



A superb two double bedroom apartment situated in a large Victorian conversion close to Tooting Bec Common. The apartment is situated on a popular residential road and avowals the highest specification throughout, including solid oak herringbone parquet flooring and marble worktops. The bathroom and bedrooms offer luxury and space, as well as the spacious open plan kitchen and living area with an island and bespoke fitted cupboard area for utilities. The property is close to the local amenities that Balham and Streatham High Road have to offer.

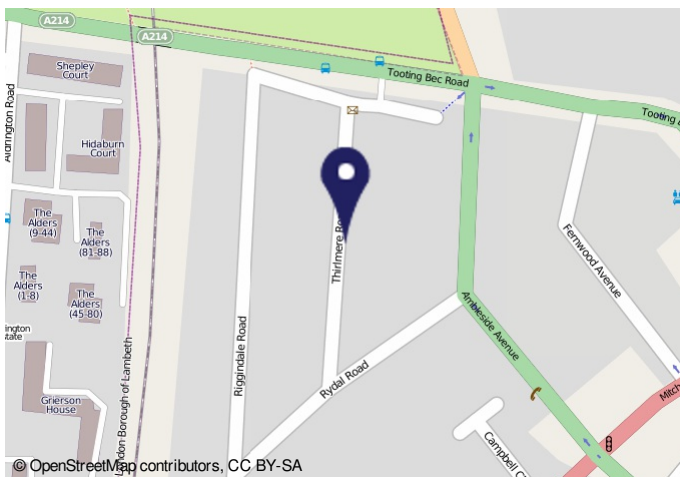
Thirlmere Road

Approximate Gross Internal Area = 55.7 sq m / 600 sq ft
 Reduced Headroom = 17.4 sq m / 187 sq ft
 Total = 73.1 sq m / 787 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. (ID514544)



Energy Performance Certificate			
Flat 10, 12-14 Thirlmere Road, LONDON, SW16 1QW			
Dwelling type:	Top-floor flat	Reference number:	2348-3957-7260-6418-0500
Date of assessment:	24 October 2018	Type of assessment:	RuSAP existing dwelling
Date of certificate:	26 October 2018	Total floor area:	68 m ²
Use this document to:			
• Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 1,287
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 918 over 3 years	£ 918 over 3 years	Not applicable
Hot water	£ 213 over 3 years	£ 213 over 3 years	
Totals	£ 1,287	£ 1,287	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for rating 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).			
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.			

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.