

Thirlmere Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£650,000

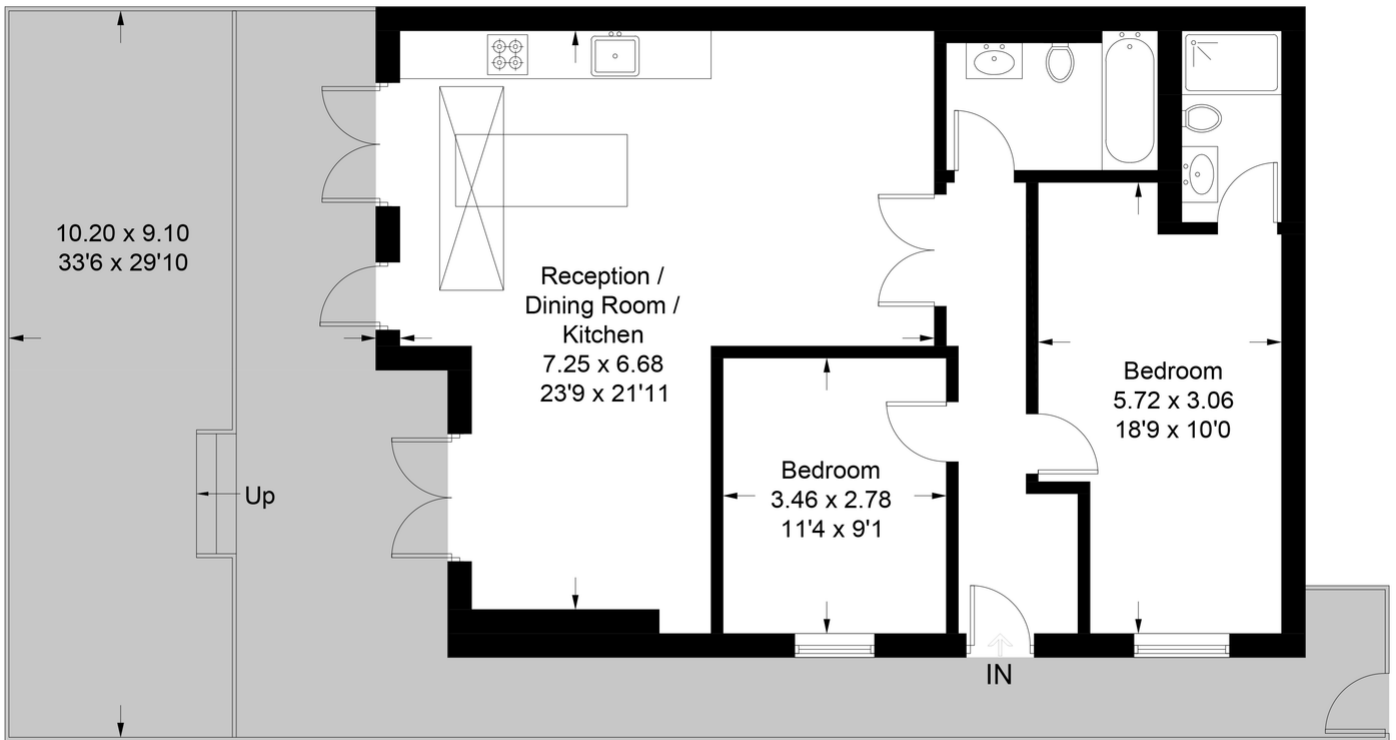
- Victorian conversion
- Own front door



This immaculate two double bedroom ground floor apartment is set on a sought-after road near Tooting Bec Common. The property vaunts high standard finishes including solid oak herringbone parquet flooring as well as solid marble worktops in the kitchen. Double doors open up into a voluminous open living and kitchen area, with floor to ceiling patio doors leading into a two-tier level garden. The master bedroom has an added bonus of a delightful en-suite. It is located by Tooting Bec's famous Lido and has easy access to Balham and Streatham High Road. Transport into Central London can be easily reached from nearby Streatham and Streatham Hill rail stations and Tooting Bec/Balham tube (Northern Line). The property is offered with a share of freehold and no onward chain.

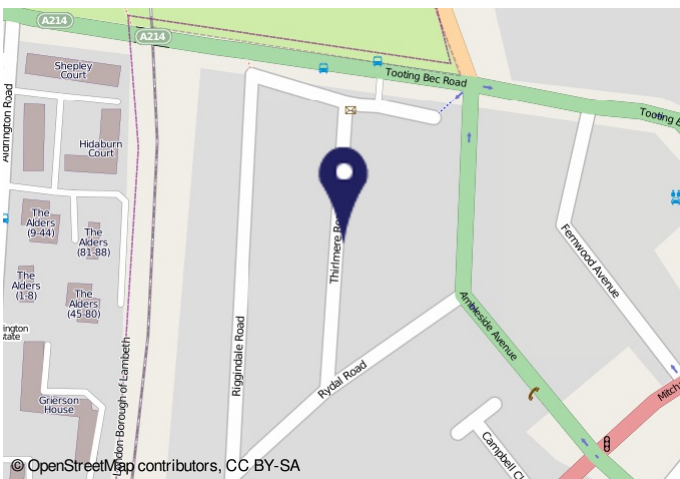
Thirlmere Road

Approximate Gross Internal Area
80.9 sq m / 871 sq ft



Ground 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. (ID514542)



Energy Performance Certificate

Flat 4, 12-14 Thirlmere Road, LONDON, SW16 1QW
 Dwelling type: Ground floor flat Reference number: 7506-7960-6279-6176-1964
 Date of assessment: 30 November 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 08 December 2018 Total floor area: 77 sqm

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:		
Over 3 years you could save	£ 1,341	£ 675

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 174 over 3 years	£ 174 over 3 years
Heating	£ 945 over 3 years	£ 876 over 3 years
Hot Water	£ 222 over 3 years	£ 222 over 3 years
Total	£ 1,341	£ 1,272

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 used for heating appliances like TVs, computers and sockets, 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 standard 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	£ 72

To find out more about the recommended measures and other actions you could take to help to save money, visit www.gov.uk/energy-guidance or call 0800 122 1224 (standard national rate). The Green Deal will 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.