

Leigham Court Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£400,000

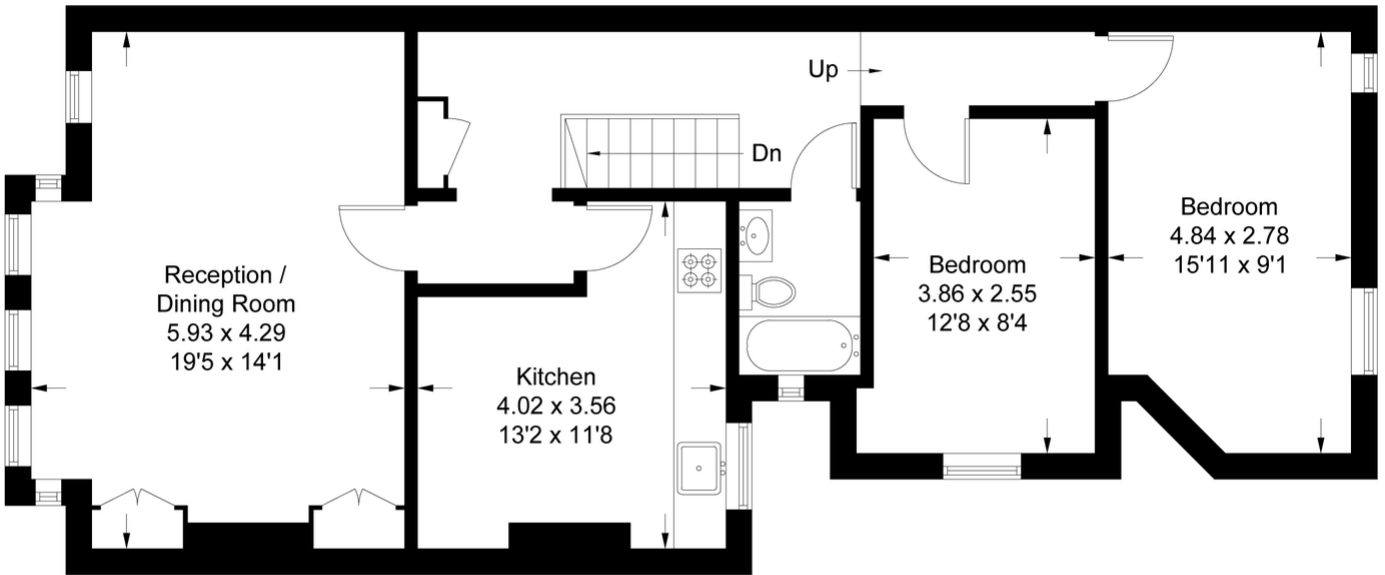
- Share of freehold
- No chain



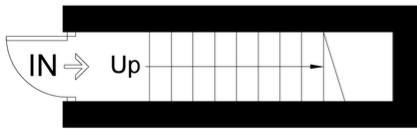
A spacious two double bedroom flat situated on the first floor of a period conversion within half a miles distance to Streatham Hill. Both the kitchen and reception room are sizeable. There is lots of natural light throughout the property due to its positioning with the front garden belonging to the flat. The property is being sold with no onward chain. Streatham Hill station offers direct routes in to Clapham Junction, London Victoria and London Bridge. Tulse Hill Station is situated at the end of Leigham Vale which offers further routes in to London Bridge and the City. There are a multitude of bars, shops, restaurants, fitness centres and cinemas both on Norwood Road and Streatham High Road.

Leigham Court Road

Approximate Gross Internal Area
81.2 sq m / 874 sq ft

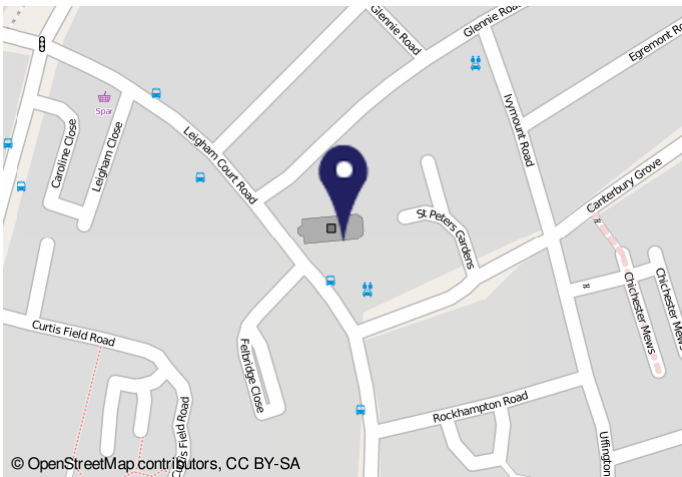


First Floor



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. (ID515307)



Energy Performance Certificate

Flat 2, 209 Leigham Court Road
LONDON
SW16 2SD

Dwelling type: Top floor maisonette
Date of assessment: 27 May 2009
Date of certificate: 27 May 2009
Reference number: 2428/2004-6285-6821-4094
Total floor area: 88 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	321 kWh/m ² per year	261 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	3.9 tonnes per year
Lighting	£62 per year	£62 per year
Heating	£573 per year	£494 per year
Hot water	£102 per year	£51 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your energy performance.
For advice on how to use this information to help you improve your energy performance, visit www.energysavingtrust.org.uk/energy

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.