

Thirlmere Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£555,000

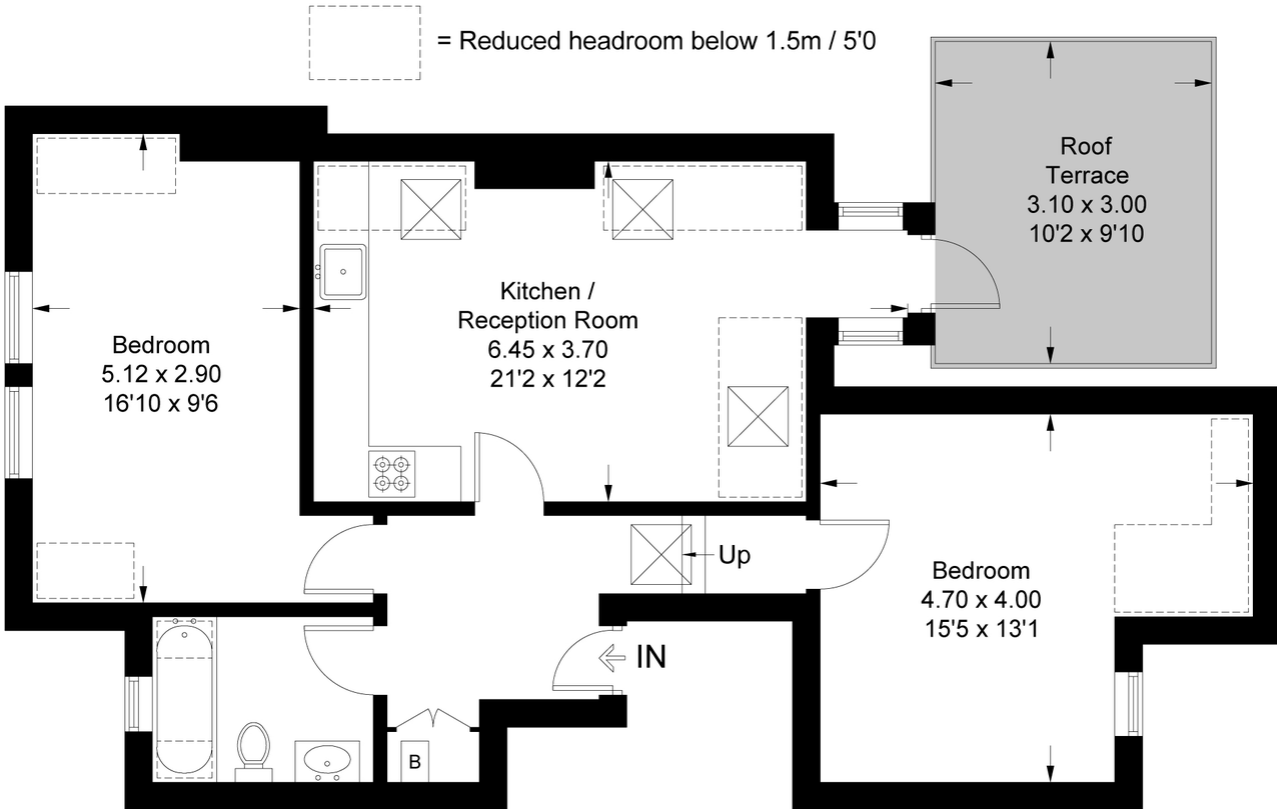
- Private balcony
- Victorian Conversion



A two double bedroom second floor apartment set across two immaculately converted houses on a lovely residential road close to Tooting Bec Common. The property has been refurbished to a very high standard including solid oak, herringbone parquet flooring and marble work surfaces in the kitchen which also boasts a private balcony with tree top views. The apartment benefits from lots of natural light. It is located by Tooting Bec's famous Lido and has easy access to Balham and Tooting Bec tube stations as well as Streatham High Road. Streatham Hill and Streatham Stations are also close by with access directly into central London. The property benefits from share of freehold and has no onward chain.

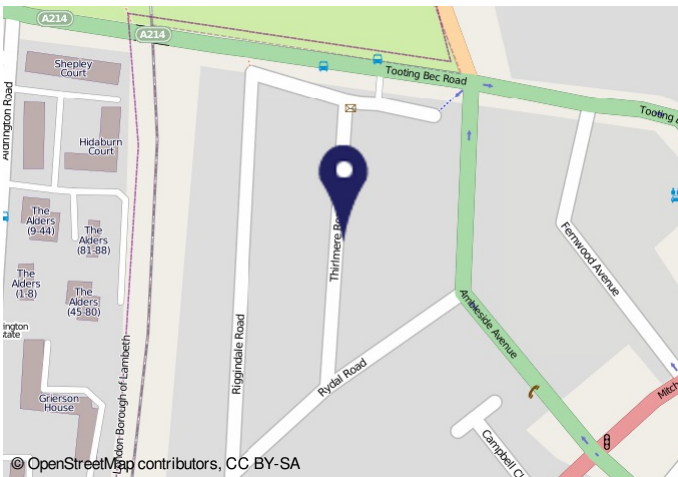
Thirlmere Road

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft
 Reduced Headroom = 9.3 sq m / 100 sq ft
 Total = 67.0 sq m / 721 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. (ID515786)



Energy Performance Certificate			
Flat 9, 12-14 Thirlmere Road, LONDON, SW16 1QW		Reference number: 9962-2874-6908-9128-3035	
Dwelling type: Top-floor flat	Date of assessment: 24 October 2018	Type of assessment: RdSAP existing dwelling	Total floor area: 68 m ²
Date of certificate: 26 October 2018	Use this document to:		
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient 			
Estimated energy costs of dwelling for 3 years:			£ 1,335
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 968 over 3 years	£ 968 over 3 years	Not applicable
Hot water	£ 213 over 3 years	£ 213 over 3 years	
Totals	£ 1,335		
<small>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 running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</small>			
Energy Efficiency Rating			
	Current	Potential	<small>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.</small>

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.