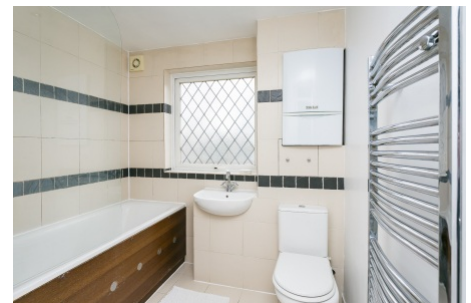
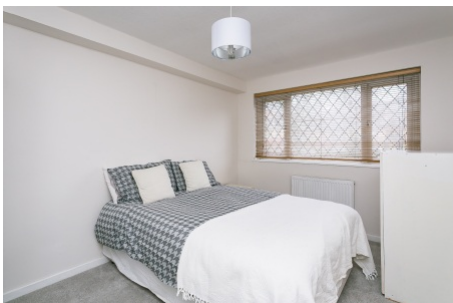


Limetree Close, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

£450,000

- Three double bedrooms
- Chain free



A superb family home on this quiet small cul-de-sac close to Streatham Hill and Tulse Hill. The property is well presented and enjoys lovely private front and rear gardens. The internal accommodation boasts a very bright reception room with windows overlooking the garden. The kitchen opens out into a spacious dining area. The three bedrooms are doubles with a spacious bathroom and a separate shower room. There is also a further WC on the ground floor. The property has a wealth of storage space both inside and out with numerous built-in cupboards and comes with off-street parking. Limetree Close offers easy access to Brixton Hill, Tulse Hill, Streatham Hill and Dulwich. The closest rail stations are Streatham Hill and Tulse Hill and there are numerous bus routes on the doorstep. The property is being sold with no onward chain.

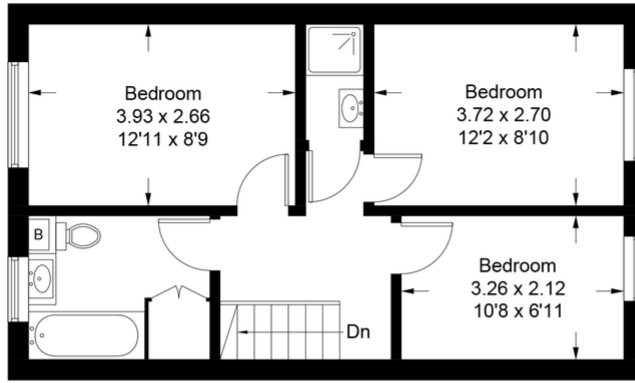
Limetree Close

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft

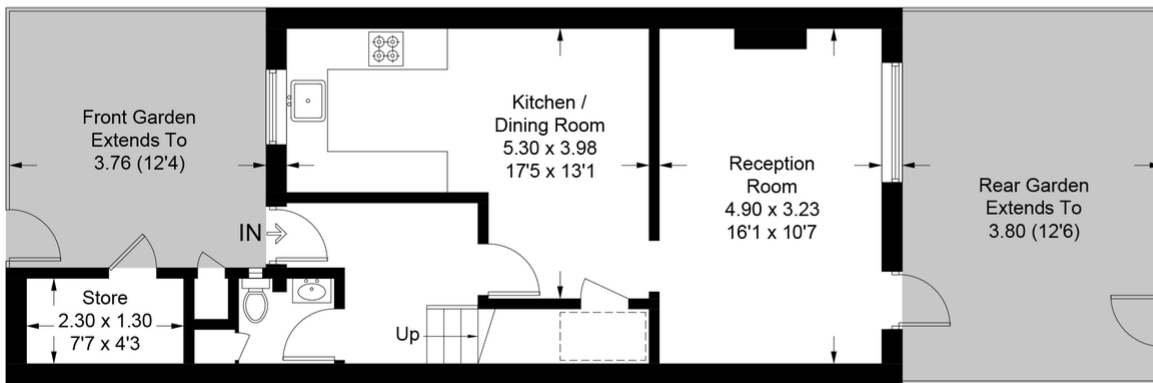
Store = 3.3 sq m / 36 sq ft

Reduced Headroom = 0.9 sq m / 10 sq ft

Total = 89.9 sq m / 968 sq ft



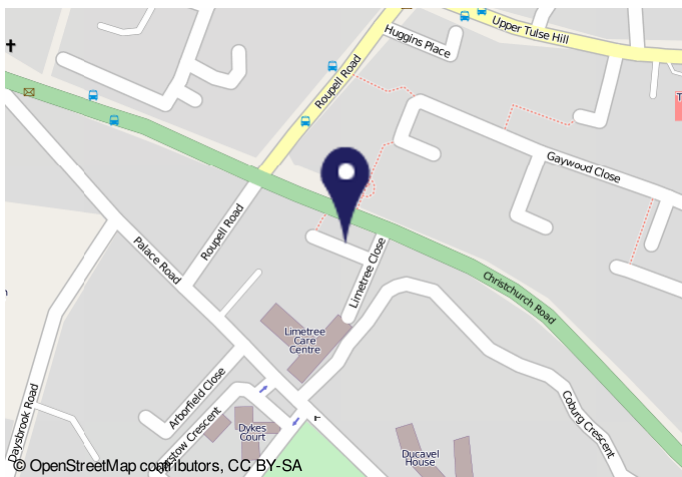
First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0

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. (ID526542)



Energy Performance Certificate

16, Limetree Close, LONDON, SW2 2EN
 Dwelling type: Mid-terrace house
 Date of assessment: 27 February 2019
 Date of certificate: 28 February 2019
 Reference number: 0855-2863-6725-8421-4151
 Type of assessment: RdSAP existing dwelling
 Total floor area: 87 m²

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 dwelling for 3 years: **£ 2,190**
 Over 3 years you could save **£ 540**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 208 over 3 years	You could save £ 540 over 3 years
Heating	£ 1,572 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 390 over 3 years	£ 207 over 3 years	
Total	£ 2,190	£ 1,539	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use 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 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 208
2. Cavity wall insulation	£500 - £1,500	£ 138
3. Solar water heating	£4,000 - £5,000	£ 98

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/government/guidance/energy-efficiency or call 0800 555 1234 (national landline). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.