

Corner Fielde, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£325,000

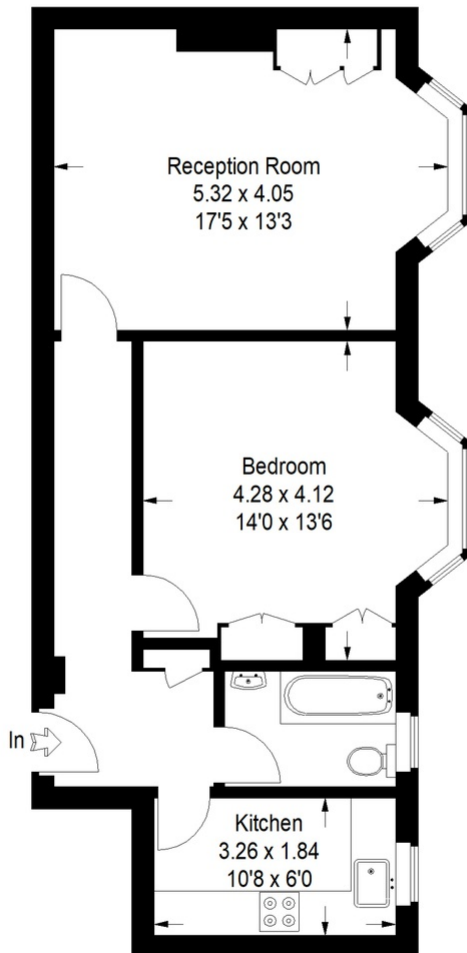
- Chain free
- Over 600 square foot



A magnificent and larger than most Art Deco one bedroom flat with over 600 square feet, located on the corner of Wavertree Road in Streatham Hill. The property is in fantastic condition with separate kitchen to reception room and enjoys ample built in storage throughout. this flat is also conveniently located in a quiet position at the rear of the block. The property benefits from a live-in caretaker, lift access and communal gardens. There are bus stops on either side of the road outside to give easy access in to Central London or south to Tooting and Croydon. Streatham Hill station is a short walk away with direct access to Victoria, London Bridge and Clapham Junction. There are also many shops, bars and restaurants along the High Street including Marks & Spencer Food Hall and The Streatham Space Project which showcases plays, comedy, music and exhibitions. This property is being sold with no onward chain.

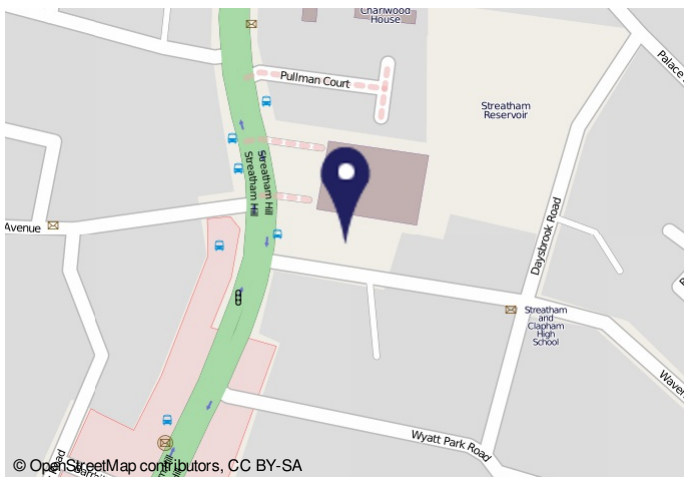
Corner Fielde

Approximate Gross Internal Area
56.1 sq m / 604 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID235069)



Energy Performance Certificate

66, Corner Fielde, Streatham Hill, LONDON, SW2 4TJ
 Dwelling type: Mid-floor flat
 Date of assessment: 15 February 2013
 Date of certificate: 18 February 2013
 Reference number: 0102-2856-7429-6267-6001
 Type of assessment: RdSAP existing dwelling
 Total floor area: 62 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

Current costs	£ 1,791	Potential costs	£ 96
Over 3 years you could save	£ 729	Potential future savings	£ 729

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 96 over 3 years	£ 75
Heating	£ 1,328 over 3 years	£ 672 over 3 years	£ 656
Hot Water	£ 294 over 3 years	£ 294 over 3 years	£ 0
Total	£ 1,791	£ 96	£ 729

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for heating appliances like TVs, computers and cookers, and any electricity generated by regeneration.

Energy Efficiency Rating

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 450	
2 Draught proofing	£80 - £120	£ 24	
3 Low energy lighting for all fixed outlets	£20	£ 63	

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.direct.gov.uk/energy or call 0800 123 1234 (local landline only). The Green Deal may allow you to make your home warmer and cheaper to run all on up-front cost.

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.