

Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- Original stripped Edwardian doors
- Eat in kitchen

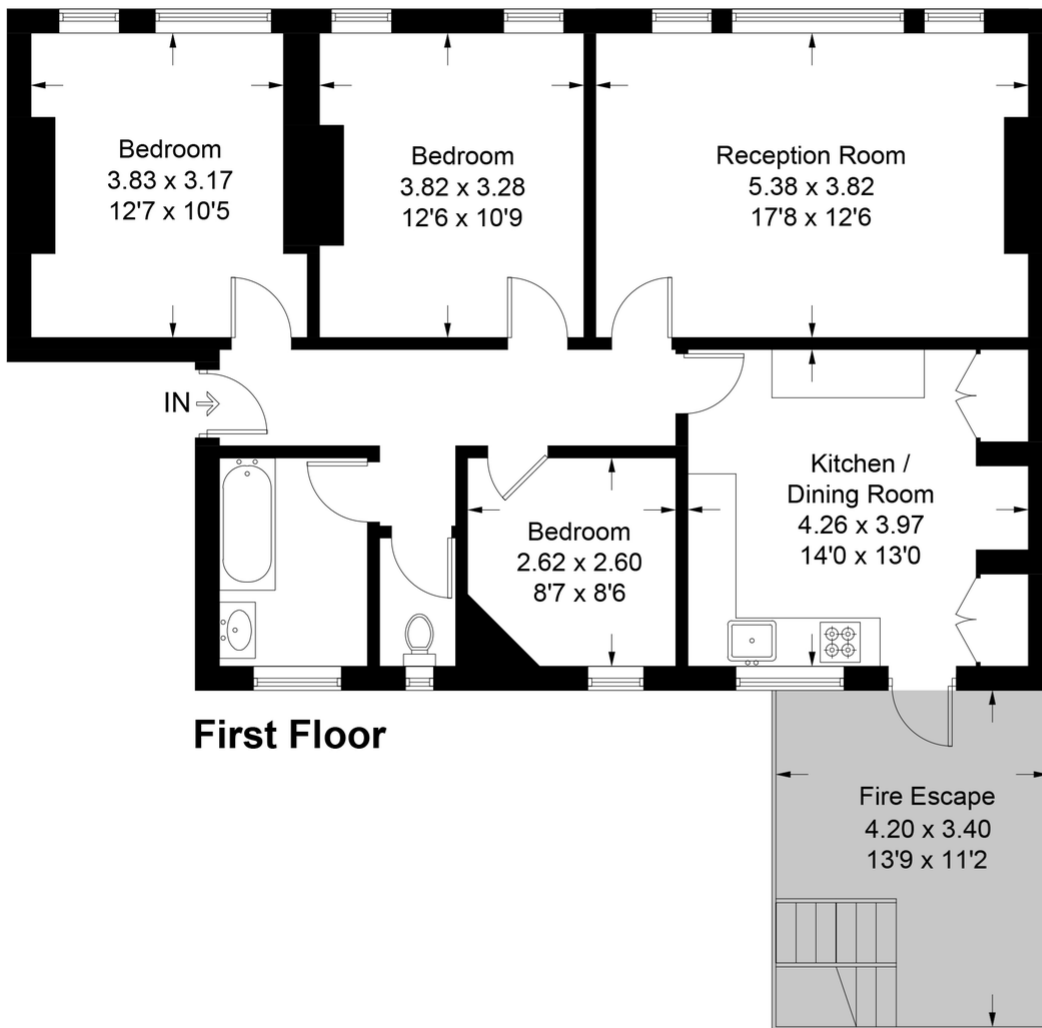


A rare opportunity to buy one of the flats in Norfolk Mansions. One of three purpose built period flats has come available to buy. The property has many features including the originally installed wood burning stove in the kitchen, period stripped pine doors and floors, and original wooden arch shaped windows giving lots of natural light into the property. The property benefits from three decent sized double bedrooms, eat in kitchen, reception room with separate wc to bathroom and good built in storage. There is also a fire-escape from the back of the property which comes with unofficial benefits. The property is situated off the excellent location of Streatham High Road giving immediate access to the wide array of shops, bars and restaurants. Streatham Hill is the closest station along with various bus routes heading in to Brixton and central London.

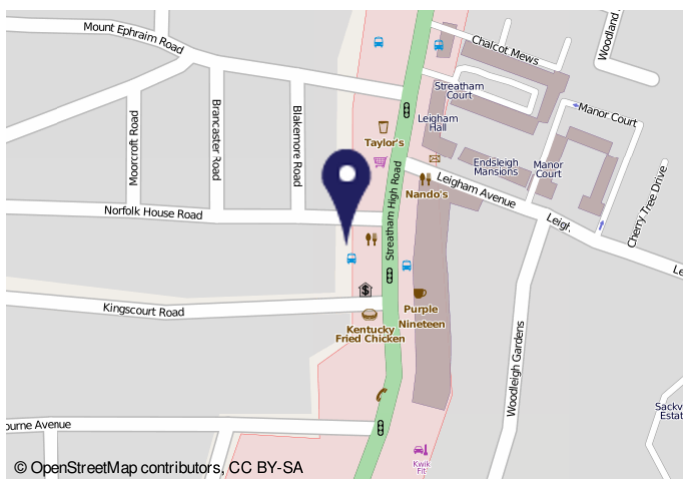
Norfolk Mansions



Approximate Gross Internal Area = 89.0 sq m / 958 sq ft



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. (ID534854)



Energy Performance Certificate			
Flat 1 Norfolk Mansions, 108, Streatham High Road, LONDON, SW16 1DE Dwelling type: Mid-rise flat Reference number: 8871-7624-1140-4512-7562 Date of assessment: 12 April 2019 Type of assessment: RdSAP existing dwelling Date of certificate: 10 April 2019 Total floor area: 83 m ²			
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:			£ 1,884
Over 3 years you could save:			£ 303
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 1,434 over 3 years	£ 1,131 over 3 years	You could save £ 303 over 3 years
Hot Water	£ 258 over 3 years	£ 206 over 3 years	
Total	£ 1,884	£ 1,529	
These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water or 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 shown 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. Internal or external wall insulation	£4,000 - £14,000	£ 303	
To find out more about the recommended measures and other actions you could take to save money, visit www.gov.uk/energy-guidance or call 0800 122 1224 (standard national rates). The Green Deal may enable you to finance your home repairs and improve to pay.			

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.