

Mount Ephraim Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £300,000

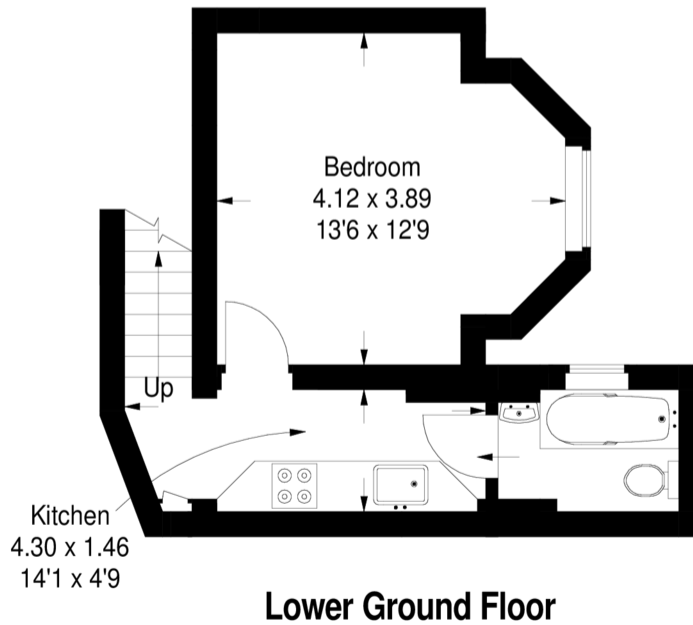
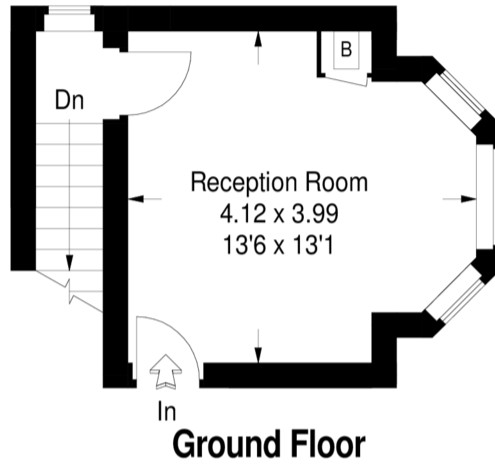
- Split level
- Communal garden



A charming one bed split level flat set in a period conversion. The reception room benefits from a huge south facing bay window and the ground floor has good floor to ceiling height with lots of natural light. Mount Ephraim Road is conveniently located for both Streatham High Road and for Tooting Bec Common. Streatham Hill is the nearest overground station with direct access in to Victoria and London Bridge. Streatham High Road has a wide variety of bars, restaurants and shops. Virgin Active and Fitness First are both close by. The property is being sold with no onward chain.

Mount Ephram Road

Approximate Gross Internal Area
45 sq m / 484 sq ft



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. (ID85019)



Energy Performance Certificate

Flat 3, 34, Mount Ephram Road, LONDON, SW16 1LW
 Dwelling type: Ground floor flat
 Date of assessment: 20 August 2013
 Date of certificate: 21 August 2013
 Reference number: 0491-2870-4386-9127-1875
 Type of assessment: RdSAP existing dwelling
 Total floor area: 48 sq m

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:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 2,166	£ 1,086	You could save £ 1,086 over 3 years

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 50 over 3 years	£ 50 over 3 years	
Heating	£ 1,833 over 3 years	£ 771 over 3 years	
Hot Water	£ 283 over 3 years	£ 216 over 3 years	
Total	£ 2,166	£ 1,086	

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 66	
2 Floor insulation	£800 - £1,200	£ 110	
3 Draught proofing	£60 - £120	£ 67	

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 (textphone relayed text). The Green Deal may allow you to make your home warmer and cheaper to run at no 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.