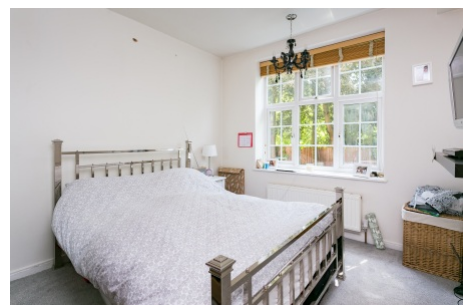


## Streatham Close, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£325,000**

- Close to Streatham Hill Station
- Chain free

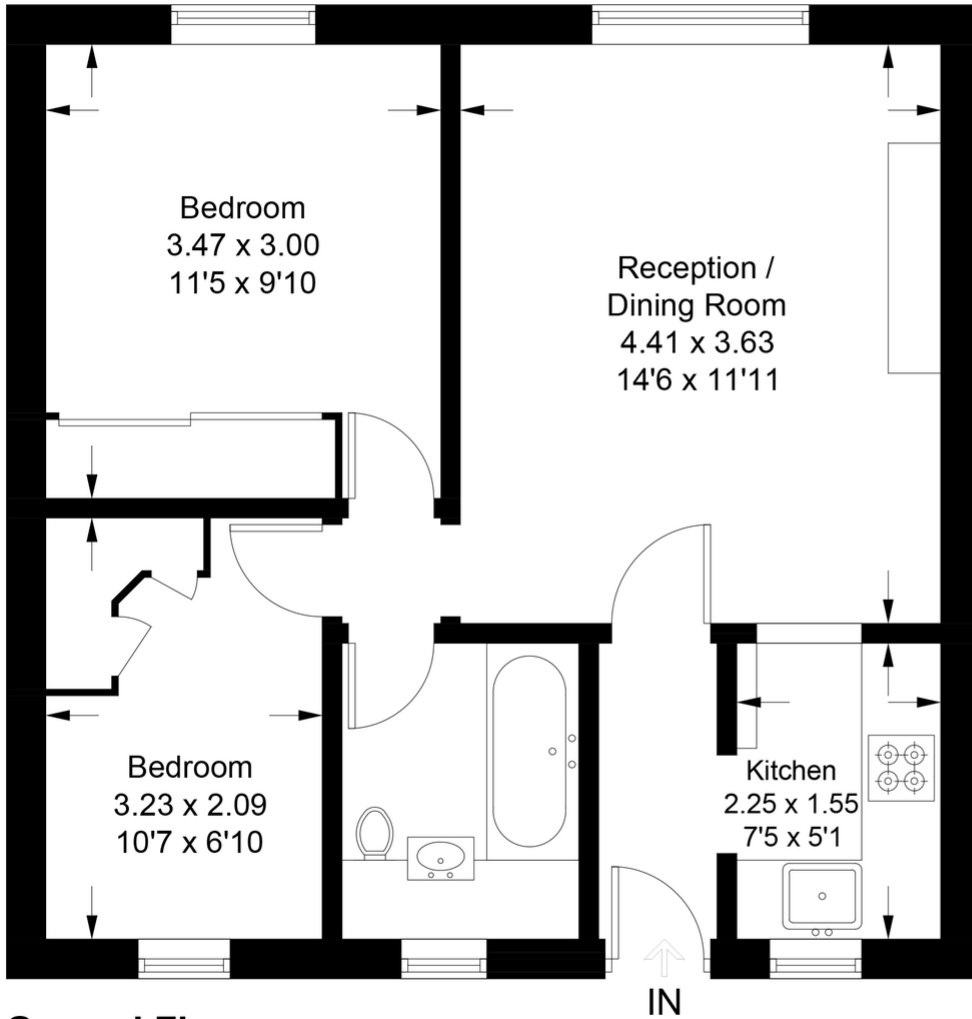


A two bedroom flat in an attractive purpose built block set back from the road. The flat has two good bedrooms and a separate kitchen and reception room. The block is yards from Streatham Hill Station but in a quieter position, set back from the road with residents parking and communal gardens.

Victoria is twenty minutes from Streatham Hill Station and there are shops, bars and restaurants on hand as well as buses to provide an alternative route into the city. The property is being sold with no onward chain.

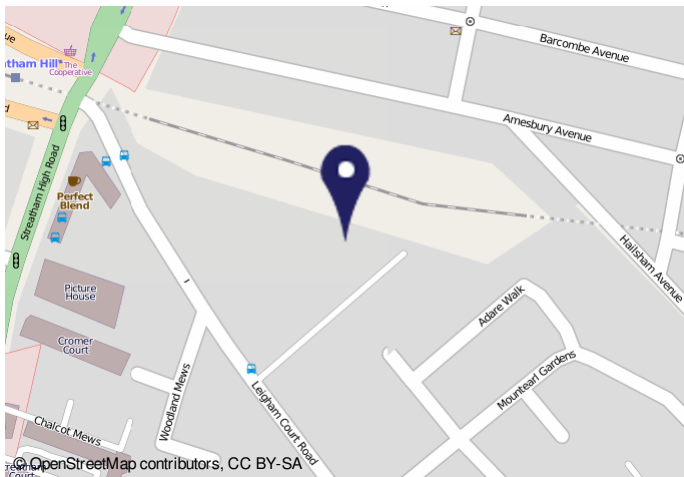
# Streatham Close

Approximate Gross Internal Area = 46.4 sq m / 499 sq ft



## Ground 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. (ID547668)



**Energy Performance Certificate**

19, Streatham Close, Leighton Court Road, LONDON, SW16 2NG  
 Dwelling type: Ground floor flat Reference number: 8457-8687-9529-8666-3073  
 Date of assessment: 18 October 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 19 October 2013 Total floor area: 47 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 1,533**  
 Over 3 years you could save **£ 513**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 96 over 3 years	You could save <b>£ 513</b> over 3 years
Heating	£ 1,134 over 3 years	£ 714 over 3 years	
Hot Water	£ 240 over 3 years	£ 214 over 3 years	
<b>Total</b>	<b>£ 1,533</b>	<b>£ 1,020</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot (not based on) energy used by individual households. This includes energy used for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy efficient: lower energy costs	Current	Potential
Very good (A)		
Good (B)		
Fair (C)		
Below average (D)		
Poor (E)		
Very poor (F)		

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 of your home is based on current 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	£ 268
2 Floor insulation	£800 - £1,200	£ 102
3 Low energy lighting for all fixed outlets	£20	£ 58

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/energy-grades](http://www.gov.uk/energy-grades) or call 0800 543 1234 (textphone 0300 543 1234). The Green Deal may enable you to make your home warmer and cheaper to run.

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**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.