

Mount Ephraim Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£225,000

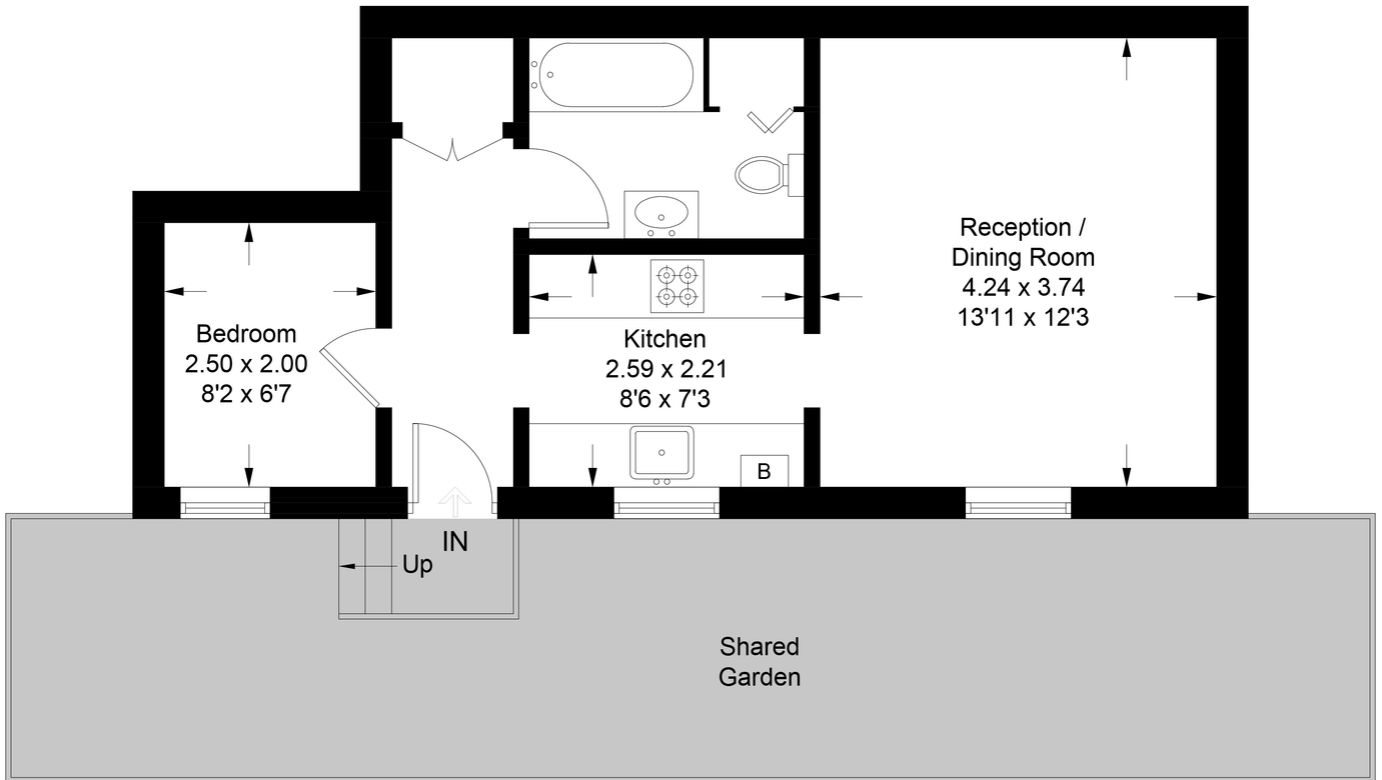
- Extremely popular road
- Close to Streatham Hill station



A smart one bedroom flat with direct access to a shared garden. The flat has a private entrance, separate kitchen area and good sized reception room. Located on a popular road within easy reach Streatham Hill station and the excellent array of shops, bars and restaurants of the high road.

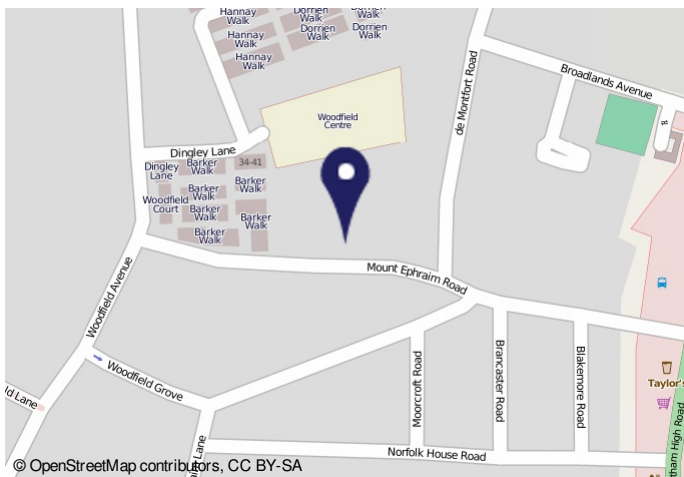
Mount Ephraim Road

Approximate Gross Internal Area = 38.7 sq m / 417 sq ft



Lower 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. (ID550311)



Energy Performance Certificate

Flat 2, 34, Mount Ephraim Road, LONDON, SW16 1LW

Dwelling type: Ground floor flat
 Date of assessment: 23 May 2012
 Date of certificate: 24 May 2012

Reference number: 0850-2877-4150-8522-3465
 Type of assessment: RdSAP existing dwelling
 Total floor area: 38 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	£ 1,473
Over 3 years you could save	£ 618

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 66 over 3 years	
Heating	£ 1,143 over 3 years	£ 809 over 3 years	
Hot Water	£ 198 over 3 years	£ 95 over 3 years	
Total	£ 1,473	£ 970	You could save £ 518 over 3 years

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

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).

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	£ 288	
2 Floor insulation	£800 - £1,200	£ 108	
3 Low energy lighting for all fixed outlets	£20	£ 57	

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 (national toll-free call). 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.