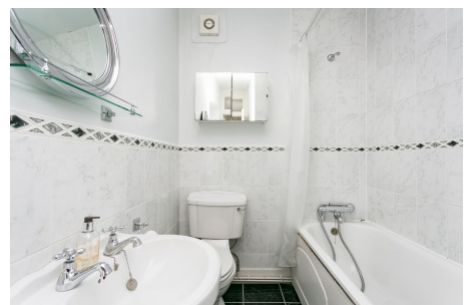


Babington Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

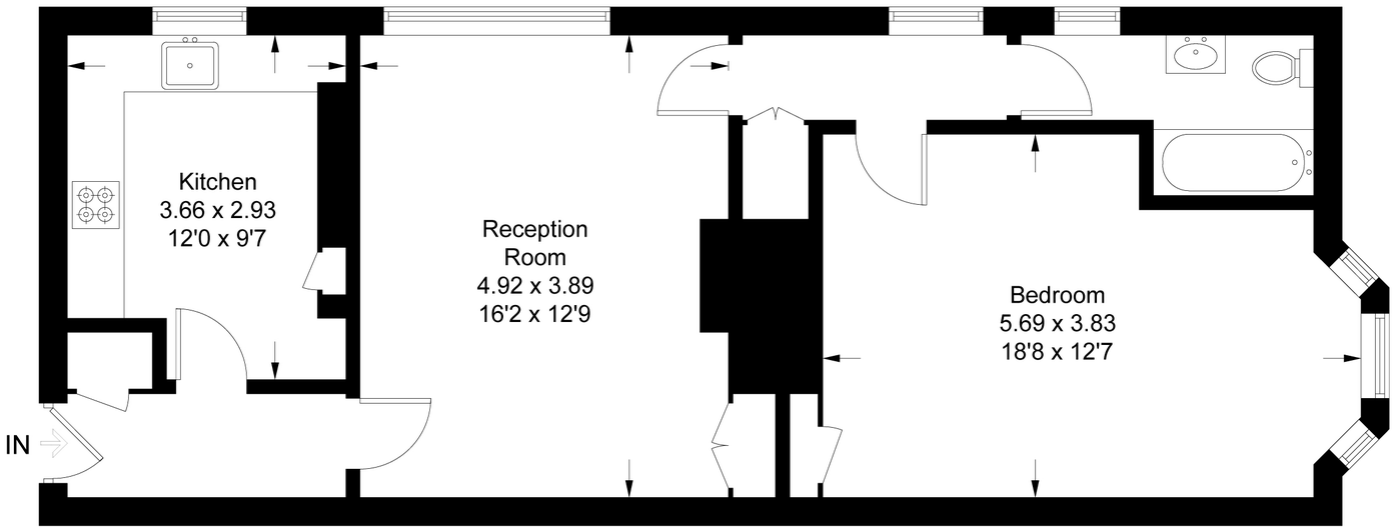
- Art Deco apartment
- South facing



A larger than average one bed apartment situated on the second floor within a beautiful Art Deco private block set back from Babington Road within Babington Court. There are plenty of original features both within the communal parts and within the flat itself. All rooms are south facing. There are built in cupboards in the hallway and the bedroom. The flat was refurbished a few years ago. Babington Road is situated conveniently for Streatham High Road with its wide array of bars, restaurants, cafes and shops. Tooting Bec Common is situated around the corner with an athletics track and famous Tooting Bec Lido. Both Streatham and Streatham Common overground stations offer direct routes to London Bridge, Clapham Common, Victoria and The City. Tooting Bec tube station is under 1.5 miles. The property is being sold with no onward chain.

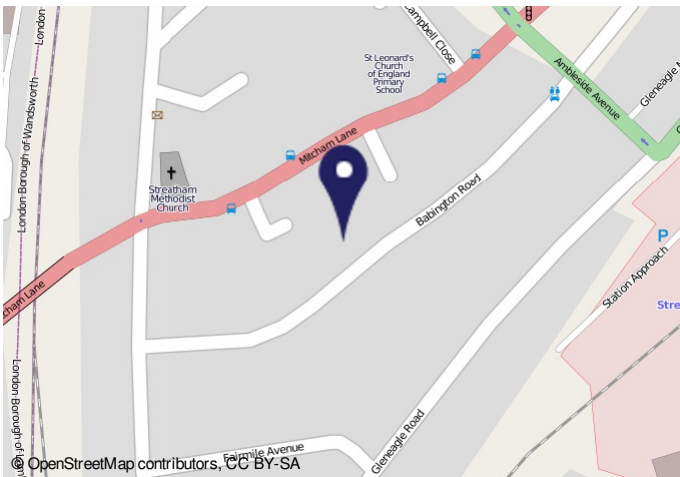
Babington Court

Approximate Gross Internal Area
65.7 sq m / 707 sq ft



Second 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. (ID555753)



Energy Performance Certificate		
Flat 11 Babington Court, Babington Road, LONDON, SW16 6AJ		
Dwelling type: Mid-floor flat	Reference number: 8874-7428-2310-1427-8962	
Date of assessment: 13 June 2014	Type of assessment: RdSAP existing dwelling	
Date of certificate: 13 June 2014	Total floor area: 64 m ²	
Use this document to:		
<ul style="list-style-type: none"> 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:		£ 1,671
Over 3 years you could save:		£ 561
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 222 over 3 years	£ 106 over 3 years
Heating	£ 1,191 over 3 years	£ 720 over 3 years
Hot Water	£ 258 over 3 years	£ 294 over 3 years
	Total: £ 1,671	£ 1,120
Potential future savings: You could save £ 561 over 3 years		
These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on 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		
<p>Energy efficient: Best energy rate</p> <p>Very good (A)</p> <p>Good (B)</p> <p>Fair (C)</p> <p>Below average (D)</p> <p>Poor (E)</p> <p>Very poor (F)</p> <p>Average annual energy consumption</p>	<p>Current: C</p> <p>Potential: B</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).</p> <p>The EPC rating given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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	£ 400
2. Low energy lighting for all fixed outlets	£30	£ 84
To receive advice on other measures you can take to reduce your energy bills, visit www.energy.gov.uk or call freephone 0800 444022. The Energy Saving Trust can also help you to make your home warmer and cheaper to run.		

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.