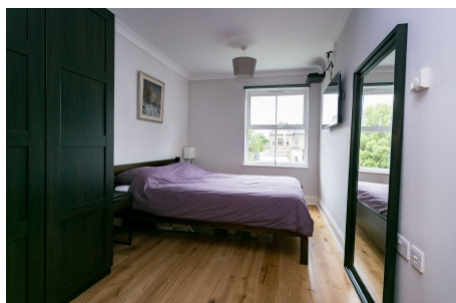


1c Daysbrook Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £450,000

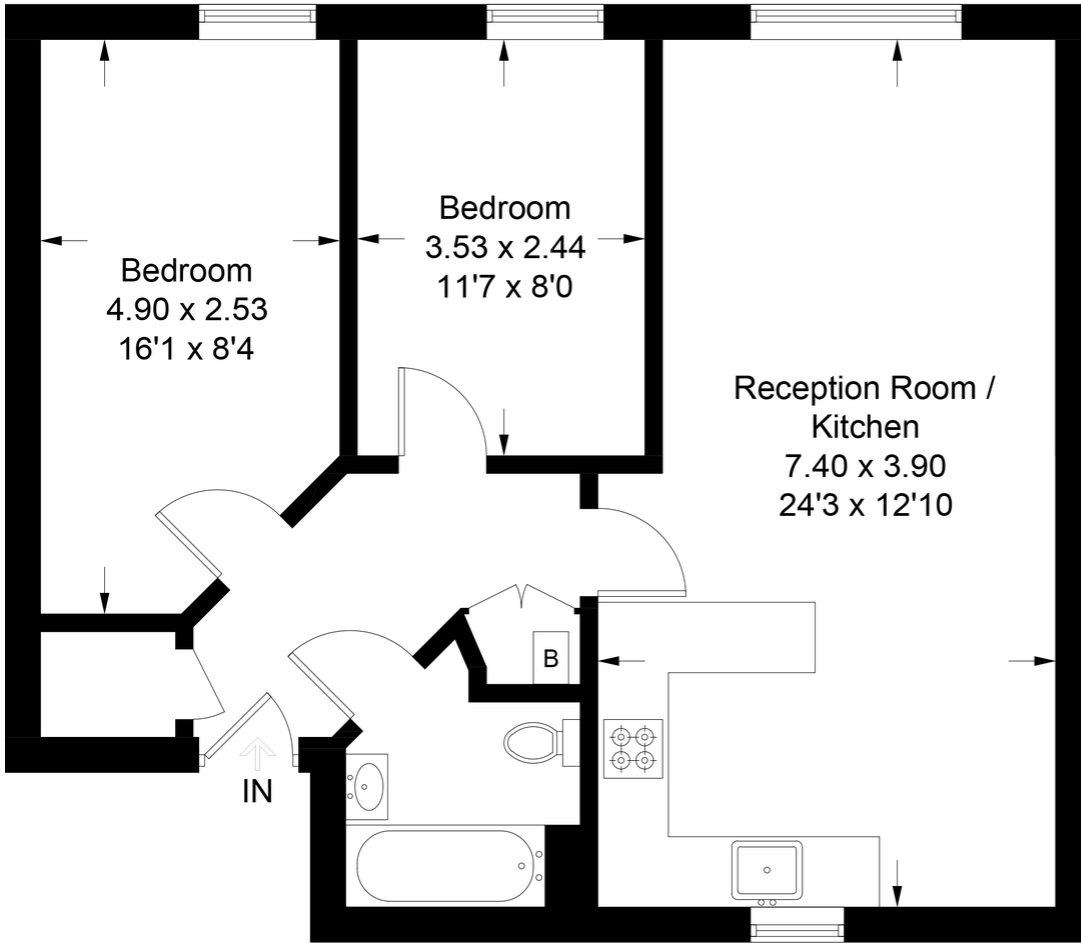
- Two double bedrooms
- Off street secure parking



A well-presented two double bedroom apartment located in a modern development close to the shops and amenities of Streatham Hill. Situated on the first floor, the apartment comprises a spacious open plan reception and kitchen with views over the well-kept south westerly facing communal gardens. The property further benefits from a designated off-street secured parking space, good built in storage areas and lift access to all floors. Meadowside Apartments are ideally situated for the excellent transport links of Streatham Hill and Tulse Hill, with the over ground and several major bus routes providing direct access to central London as well as Brixton, Clapham and Balham for the Victoria or Northern tube lines.

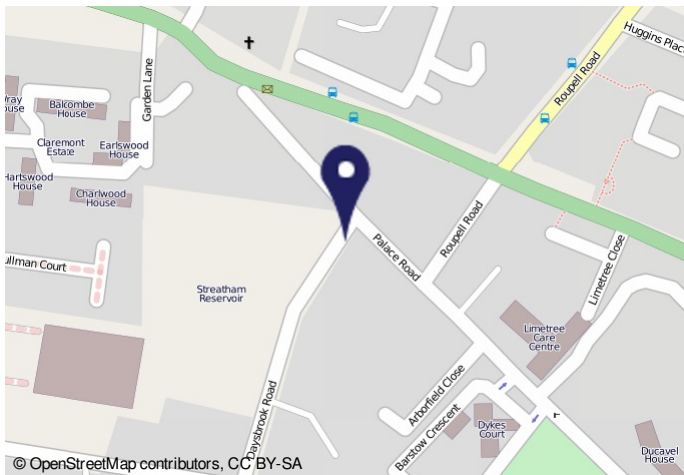
Meadowside Apartments

Approximate Gross Internal Area
60.4 sq m / 650 sq ft



First 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. (ID557455)



Energy Performance Certificate

6 Meadowside Apartments, 10, Daysbrook Road, LONDON, SW2 3TF
 Dwelling type: Mid-floor flat Reference number: 9656-7068-7285-3765-0960
 Date of assessment: 15 May 2015 Type of assessment: RdSAP existing dwelling
 Date of certificate: 16 May 2015 Total floor area: 60 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: **£ 1,194**
 Over 3 years you could save **£ 69**

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 207 over 3 years	£ 152 over 3 years	You could save £ 69 over 3 years
Heating	£ 558 over 3 years	£ 584 over 3 years	
Hot Water	£ 429 over 3 years	£ 429 over 3 years	
Total	£ 1,194	£ 1,165	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is 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

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 given 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. Low energy lighting for all fixed outlets	£20	£20

To receive advice on what measures you can take to reduce your energy bills, visit www.energyguidance.org.uk or call Response 0800 444222. The Green Deal may enable 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.