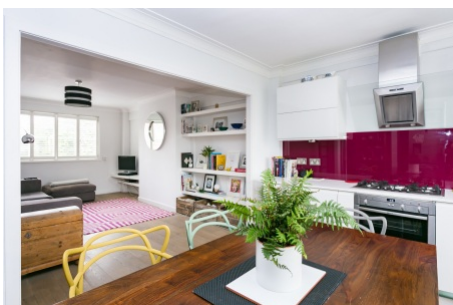


## The High, Streatham High Road SW16

Tenure: Leasehold Borough: Lambeth

**£425,000**

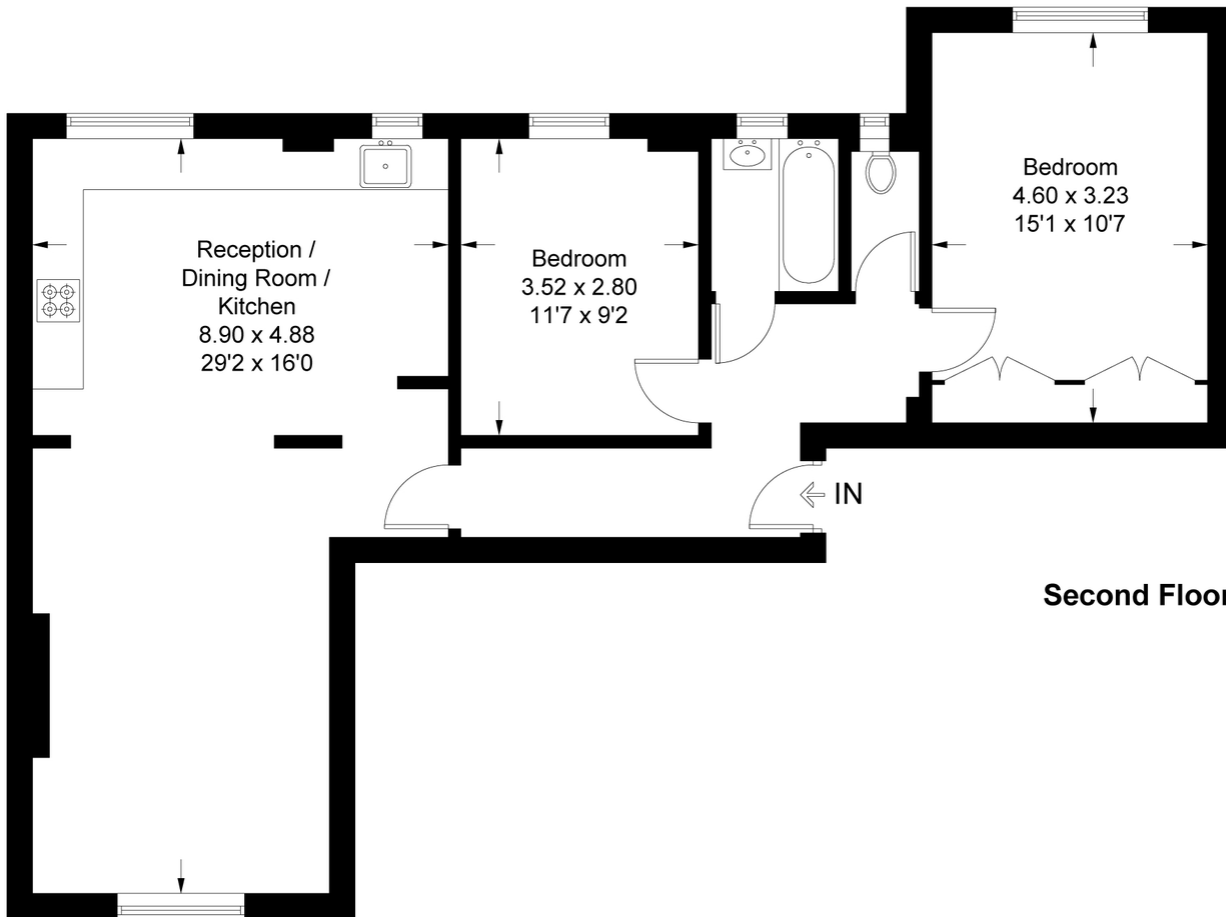
- Large open living and kitchen area
- No chain



A fantastic two double bedroom flat situated on the second floor of the ever popular Art Deco mansion Block on Streatham High Road. The property boasts an excellent open plan living and kitchen area. The flat has been completed to a high standard, maintaining original features such as stripped floor boards, but with a bright and modern twist. The open plan living and kitchen area enables a spacious feel as well as space for a dining area. There are built in cupboards within the flat and further storage units for hire if desired. The High is perfectly located within easy access to the excellent rail links of Streatham Hill and the numerous bus routes into the City and surrounding areas. It boasts from being on the doorstep of Streatham Hill's excellent array of shops bars and restaurants. This property is being sold with no onward chain.

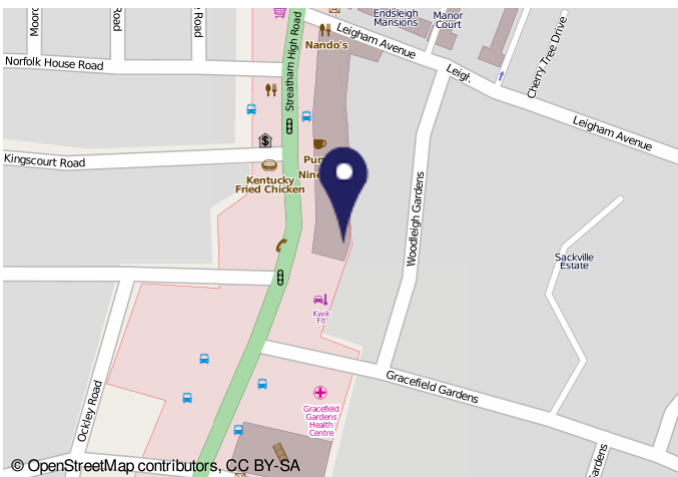
# The High

Approximate Gross Internal Area  
77.5 sq m / 834 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. (ID559624)



**Energy Performance Certificate**

Flat 150 The High, Stratham High Road, LONDON, SW16 1HD

Dwelling type: Mid-Rise Flat  
Date of assessment: 07 June 2010  
Date of certificate: 09 June 2010  
Reference number: 09-100348-0000-0005  
Type of assessment: RPSAP, existing dwelling  
Total floor area: 75 m<sup>2</sup>

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Passes	Current	Target	Passes
A	B	70	B	C	73
B	C	70	C	D	65
C	D	70	D	E	65
D	E	70	E	F	65
E	F	70	F	G	65
F	G	70	G		65

Estimated energy use, without double (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	287 kWh/m <sup>2</sup> per year	184 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.1 tonnes per year	2.4 tonnes per year
Lighting	£52 per year	£40 per year
Heating	£486 per year	£360 per year
Hot water	£174 per year	£90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. The figures are intended to provide a guide to the relative energy efficiency of the property. The figures do not include the impact of the fuel used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations that help bring energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.

**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.