

Telford Avenue, Streatham Hill SW2

Tenure: Borough: Lambeth

£575,000

- Two double bedrooms
- South facing garden



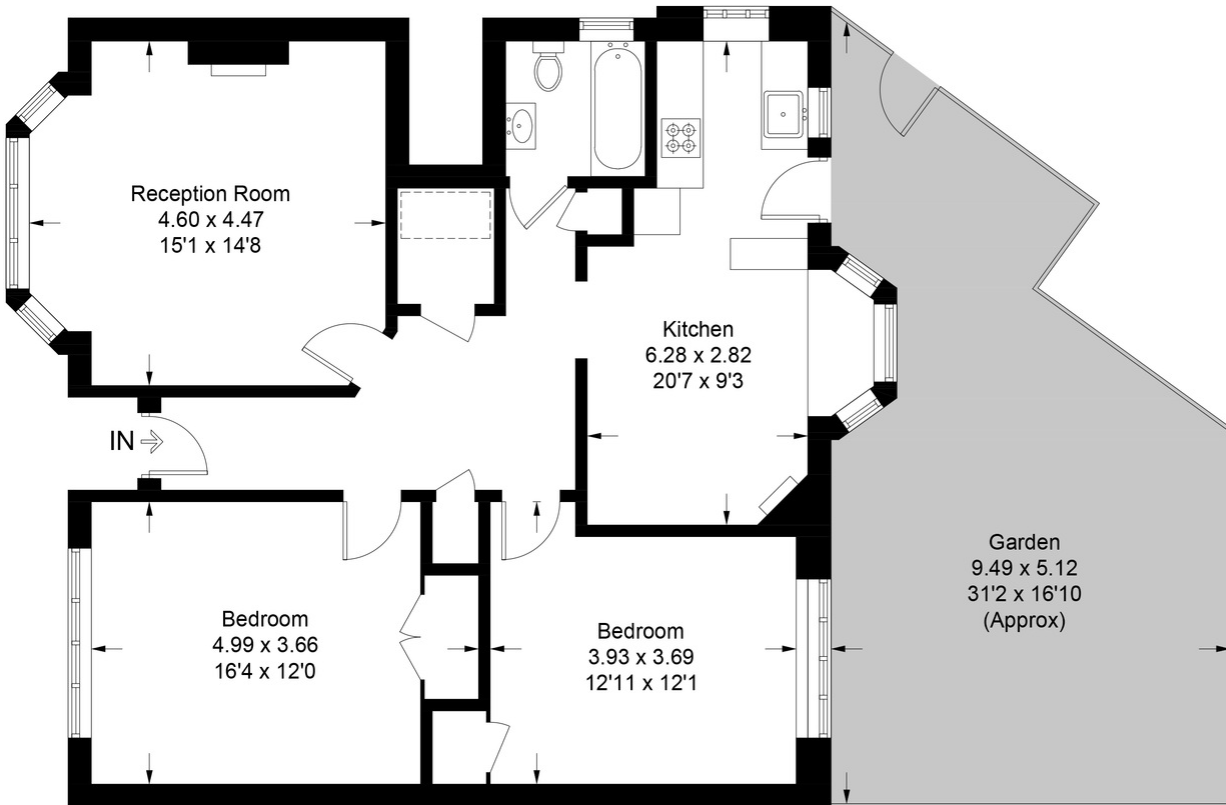
A beautifully refurbished ground floor, two double bedroom maisonette situated in the popular Telford Park area of Streatham Hill/Balham. The property boasts a south facing private garden with side access, storage shed and outside lighting. The kitchen/dining area is generous, leading straight out on to the garden. The property retains original features such as the fireplaces from the era the maisonette was built in, yet has the comfort of modern life such as double glazing. Telford Avenue is just off from Streatham High Road offering a variety of travel options into London with numerous bus routes, train at Streatham Hill Station or the tube from Brixton or Balham. Streatham Hill has recently benefitted from investment and development in the area, whilst the opposite end of Telford Avenue offers Tooting Bec Common, with it's iconic art deco Lido.

Telford Avenue

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
 Reduced Headroom = 0.8 sq m / 9 sq ft
 Total = 88.3 sq m / 951 sq ft

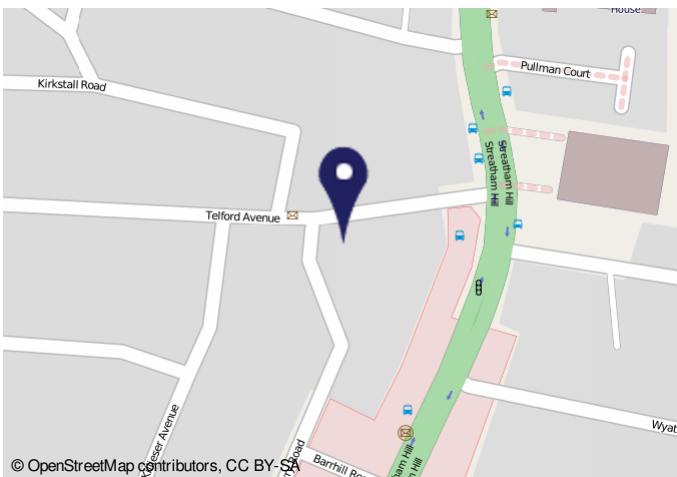


= Reduced headroom below 1.5m / 5'0"



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. (ID564831)



Energy Performance Certificate

12, Telford Avenue, LONDON, SW2 4XD
 Dwelling type: Groundfloor maisonette
 Date of assessment: 06 April 2018
 Date of certificate: 06 April 2018
 Reference number: 8756-7224-0010-1756-8902
 Type of assessment: RdSAP existing dwelling
 Total floor area: 103 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	£ 2,457
Potential costs	£ 864
Over 3 years you could save	£ 1,593

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 1,833 over 3 years	£ 1,011 over 3 years	You could save £ 864 over 3 years
Hot Water	£ 363 over 3 years	£ 321 over 3 years	
Total	£ 2,457	£ 864	

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

Energy efficiency: lower ratings cost more	Current	Potential
Energy efficiency (A-G)	G	B
Energy efficiency (A-G)	G	B
Energy efficiency (A-G)	G	B
Energy efficiency (A-G)	G	B

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 Internal or external wall insulation	£4,000 - £14,000	£ 430
2 Floor insulation (suspended floor)	£600 - £1,200	£ 260
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 294

For more information on energy saving you can take to reduce your energy bills, see www.energy-saving-trust.org or call telephone 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.