

## Downton Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**£325,000**

- Edwardian split level conversion
- Situated on the A, B, C Roads



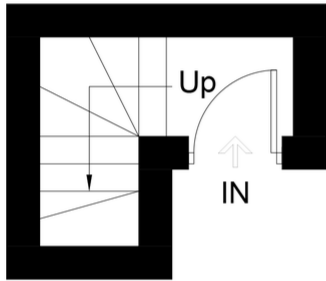
A charming one bedroom split level flat on one of the best roads in Streatham Hill. This well presented flat is on the top floor of an Edwardian period conversion which benefits from lots of natural light. There is an open plan kitchen and living room, good sized bathroom and useful landing area for further space and storage. Downton Avenue is conveniently located just off from Streatham High Road and is known as part of the A, B, C Roads. Hillside Gardens is at the opposite end with parkland and tennis courts. There are numerous bars, shops and restaurants to choose from on your doorstep in Streatham, Brixton and Tulse Hill. Direct overground routes to Victoria, London Bridge and the City are on offer from both Streatham Hill and Tulse Hill stations as well as numerous bus routes into Brixton and central London.

# Downton Avenue

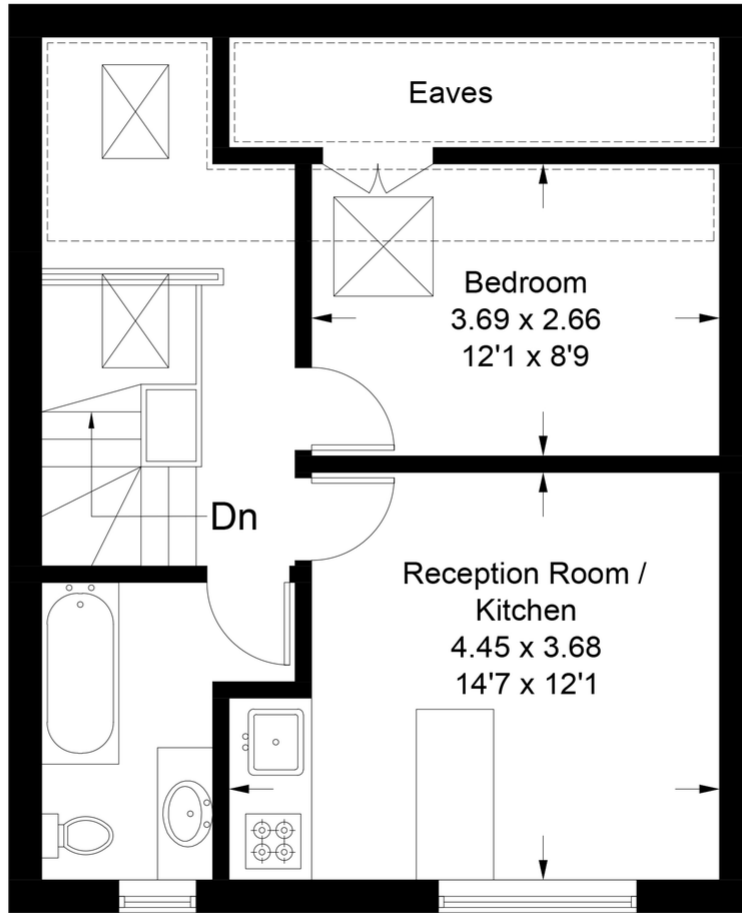
Approximate Gross Internal Area = 38.8 sq m / 418 sq ft  
(Excluding Eaves)

Reduced Headroom = 6.1 sq m / 66 sq ft

Total = 44.9 sq m / 484 sq ft

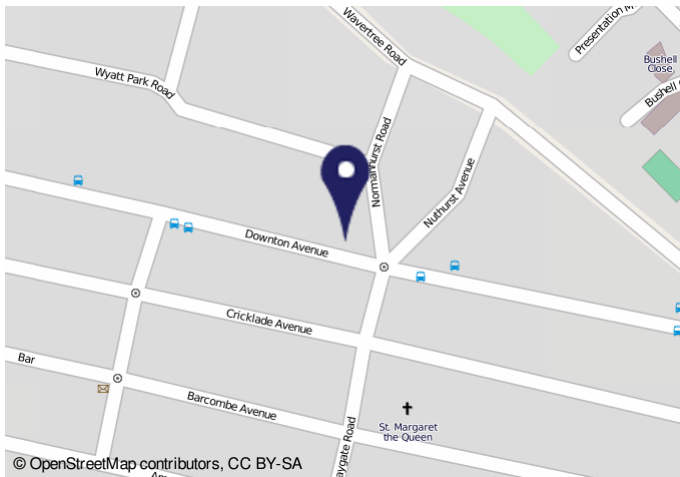


**First Floor**



**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. (ID568785)



**Energy Performance Certificate**

Plot C, 93, Downton Avenue, LONDON, SW2 3TU

Dwelling type: Top-floor flat  
Date of assessment: 30 July 2009  
Date of certificate: 30 July 2009  
Reference number: 0009-2850-6500-0471-7801  
Floor area: 42 sq m

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	Assessed	Current	Target	Assessed
A	B	C	A	B	C
B	C	D	B	C	D
C	D	E	C	D	E
D	E	F	D	E	F
E	F	G	E	F	G
F	G		F	G	
G			G		

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Assessed
Energy use	480 kWh/year per year	411 kWh/year per year
Carbon dioxide emissions	2.3 tonnes per year	2.8 tonnes per year
Lighting	£84 per year	£25 per year
Heating	£535 per year	£485 per year
Hot water	£76 per year	£72 per year

**England & Wales** (2008-10) (1000000 kWh)

The average efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

To see how this home can achieve its potential rating please see the recommended measures.

The EPC will recommend measures that may help to improve energy efficiency. For more information on improving your building's energy performance, please see the guide to energy efficiency on the Energy Saving Trust website.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 122 or visit [www.energy-saving-trust.org](http://www.energy-saving-trust.org).

**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.