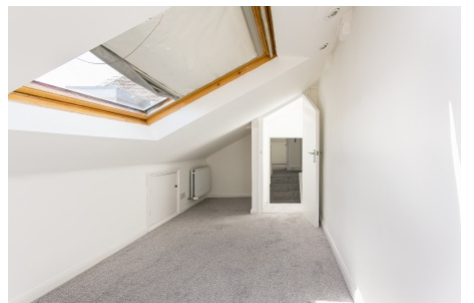


Mount Ephraim Lane, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£325,000

- One bedroom period conversion
- Extra bedroom/study



A really excellent one bedroom flat with an extra study/2nd bedroom and separate kitchen. The property is well presented and bright throughout and is well located near Streatham Hill station, Tooting Bec Common and easy access via numerous bus routes direct to Balham. It is sold with no chain and a share in the freehold.

Mount Ephram Lane

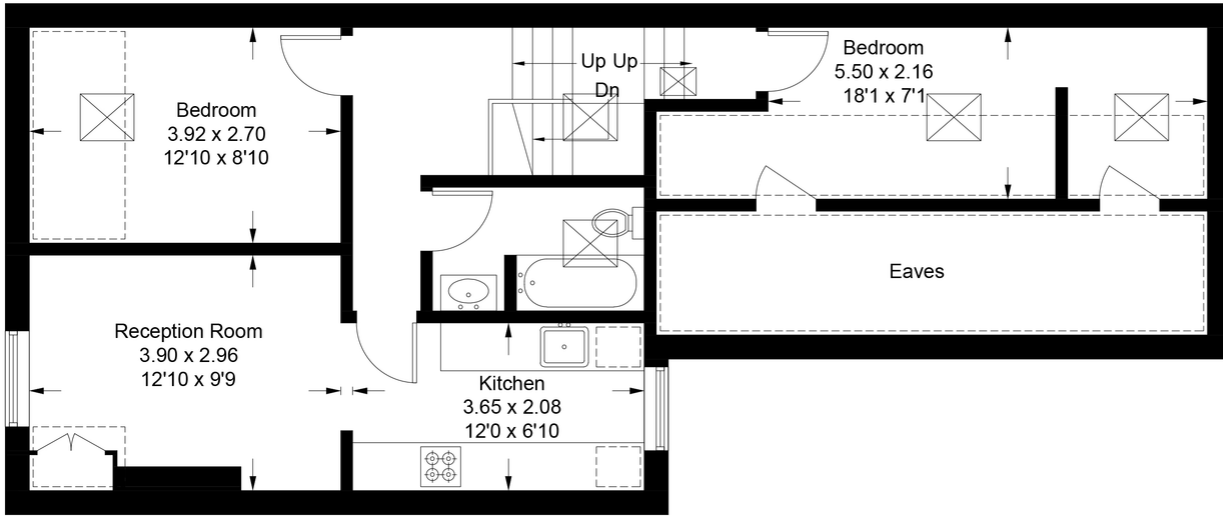
Approximate Gross Internal Area (Excluding Eaves) = 50.5 sq m / 543 sq ft

Reduced Headroom = 12.9 sq m / 139 sq ft

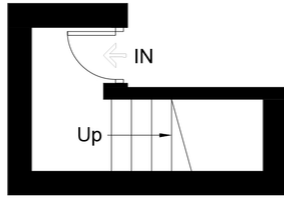
Total = 63.4 sq m / 682 sq ft



= Reduced headroom below 1.5m / 5'0"

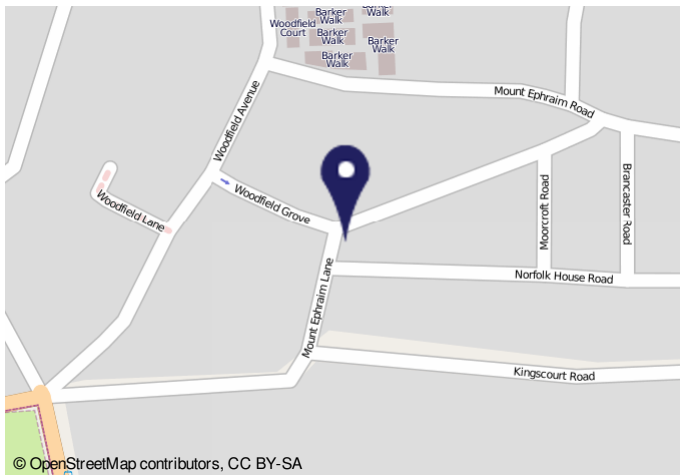


Second Floor



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. (ID574532)



Energy Performance Certificate

File ID: 1464444444
 34, Mount Ephram Lane
 LONDON
 SW16 7AS

Dwelling type: Top floor flat
 Date of assessment: 10-Aug-2010
 Date of certificate: 10-Aug-2010
 Reference number: 1208-0301-0208-0540-7000
 Rule:
 Type of assessment: RPE07 - existing dwelling
 Total floor area: 54 m²

This 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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current Rating	Potential Rating	Current Rating	Potential Rating
A	B	D	B

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home:

	Current	Potential
Energy use	284 kWh/m ² per year	284 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.8 tonnes per year
Lighting	£37 per year	£20 per year
Heating	£100 per year	£44 per year
Hot water	£90 per year	£70 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 rating conditions (heating, hot water, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, 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.

Buyers and tenants should be aware that the Energy Performance Certificate (EPC) is a legal requirement for all rental properties and that it is a legal requirement for landlords to provide an EPC to prospective tenants. It is a legal requirement for landlords to provide an EPC to prospective tenants. It is a legal requirement for landlords to provide an EPC to prospective tenants.

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.