

Hemlock Close, Streatham Vale SW16

Tenure: Leasehold Borough: Mitcham

£325,000

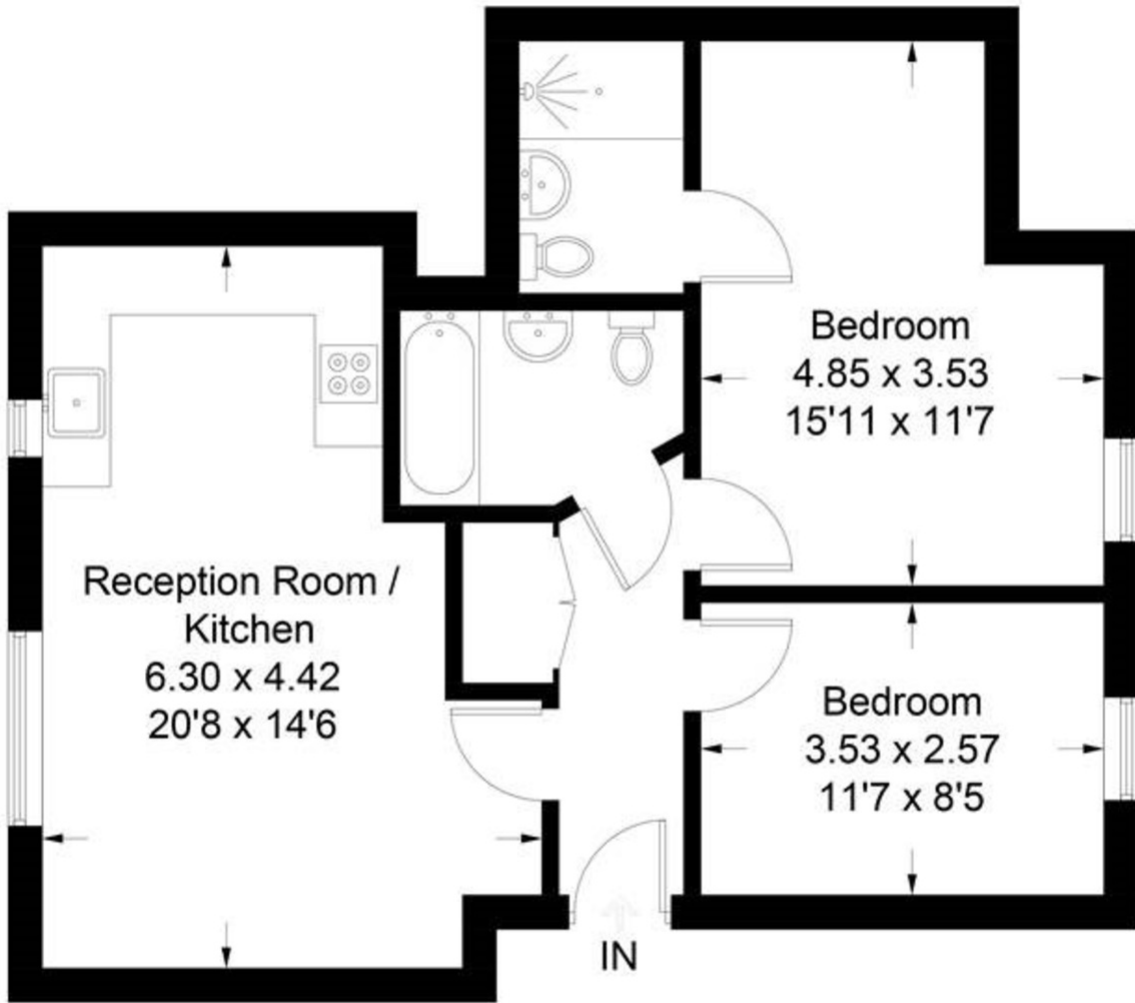
- Top floor flat
- Lots of natural light



A charming top floor flat set in a private block with its own parking space. The property benefits from lots of built in storage and the master bedroom has an en-suite shower room. Hemlock Close is situated just off Rowan Road and is close to Mitcham Eastfields and Norbury overground stations with direct routes into London Bridge and Victoria. The newly expanded 'outstanding' Woodmansterne School is close by, as well as Rowan Road Recreation Ground, with children's playground and paddling pool.

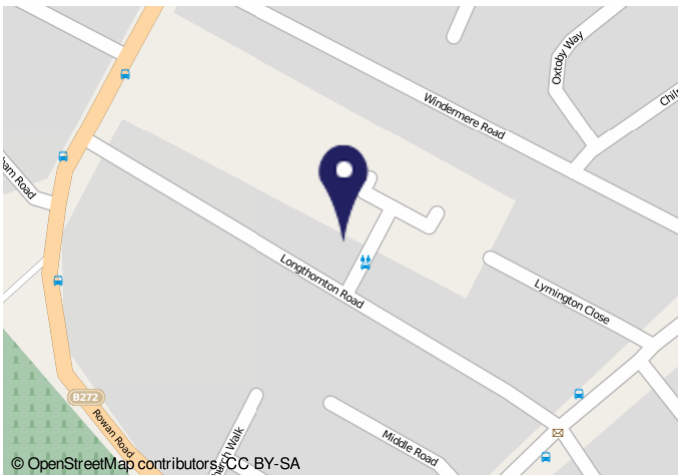
Damson House

Approximate Gross Internal Area Total = 61.9 sq m / 666 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID580780)



Energy Performance Certificate

Flt 6 Damson House
Herbick Close
LONDON
SW19 5PL

Dwelling type: Top-floor flat
Date of assessment: 14 March 2012
Date of certificate: 15 March 2012
Reference number: EPC/109/926/5096/0723
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 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	Possible	Current	Possible
D	C	F	C

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

	Current	Possible
Energy use	115 kWh/m ² per year	109 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.2 tonnes per year
Lighting	£24 per year	£22 per year
Heating	£216 per year	£212 per year
Hot water	£92 per year	£82 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 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.

Remember to look for the Energy Saving Trust recommended logo when buying 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 reducing your energy and environmental footprint.

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.