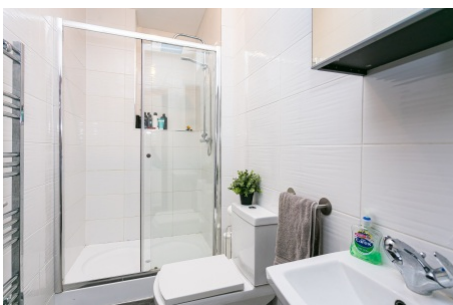


442 Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

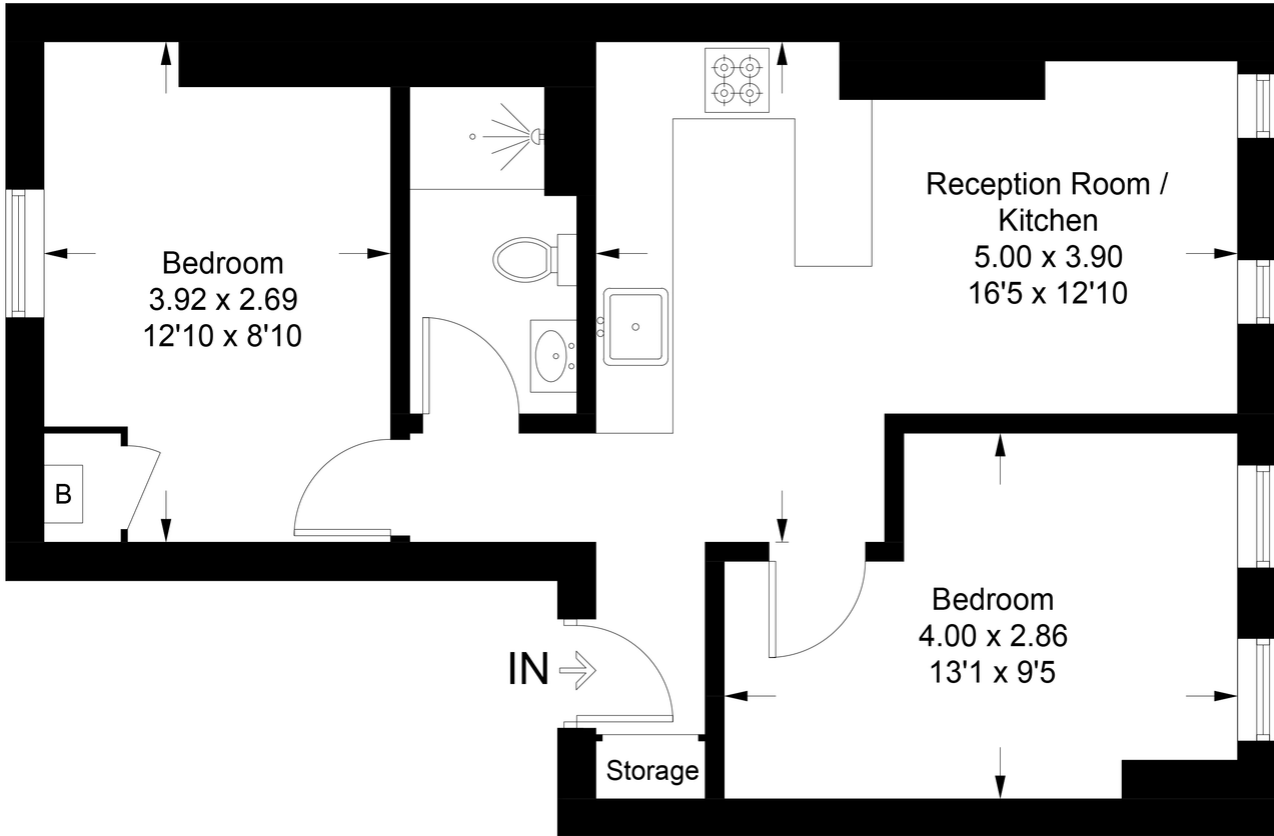
- Two double bedrooms
- Smart and Modern



A really smart two double bedroom flat in a converted period building above the high road. The flat is in good decorative order with lots of natural light and the views are superb stretching out across Streatham Common. Both Streatham and Streatham Common stations are close by, as well as supermarkets, leisure centre and a number of well regarded gastro pubs. The common is on the doorstep with children's playground and paddling pool, landscaped gardens of the rookery and long walks around Norwood Grove. The flat comes with 121 years remaining on the lease.

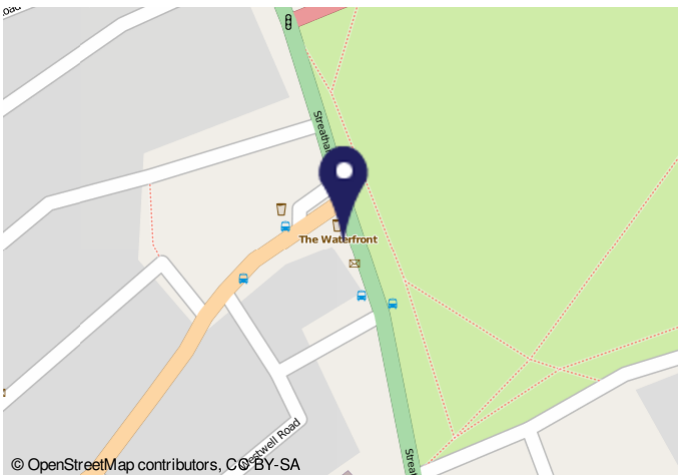
Streatham High Road

Approximate Gross Internal Area
46.4 sq m / 499 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. (ID586284)



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Energy Performance Certificate		
Flat C, 442 Streatham High Road, LONDON, SW16 3PX		
Dwelling type: Mid-floor flat	Reference number: 0251-2857-6014-8521-2221	
Date of assessment: 23 September 2019	Type of assessment: RdSAP existing dwelling	
Date of certificate: 24 September 2019	Total floor area: 44 m ²	
Use this document to:		
<ul style="list-style-type: none"> 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:		£ 1,104
Over 3 years you could save:		£ 156
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 162 over 3 years	£ 108 over 3 years
Heating	£ 705 over 3 years	£ 603 over 3 years
Hot Water	£ 237 over 3 years	£ 227 over 3 years
Totals	£ 1,104	£ 948
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and are based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>		
Energy Efficiency Rating		
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		<p>You could save £156 over 3 years</p>
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	£ 111
2 Low energy lighting for all fixed outlets	£15	£ 46
<p>To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.gov.uk or call freephone 0800 444022. The Green Deal may enable you to make your home warmer and cheaper to run.</p>		

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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.