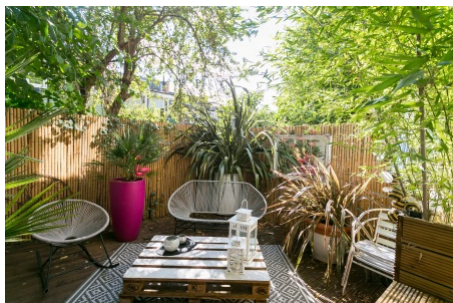


Mount Ephraim Road, Streatham SW16

Tenure: Borough: Lambeth

£275,000

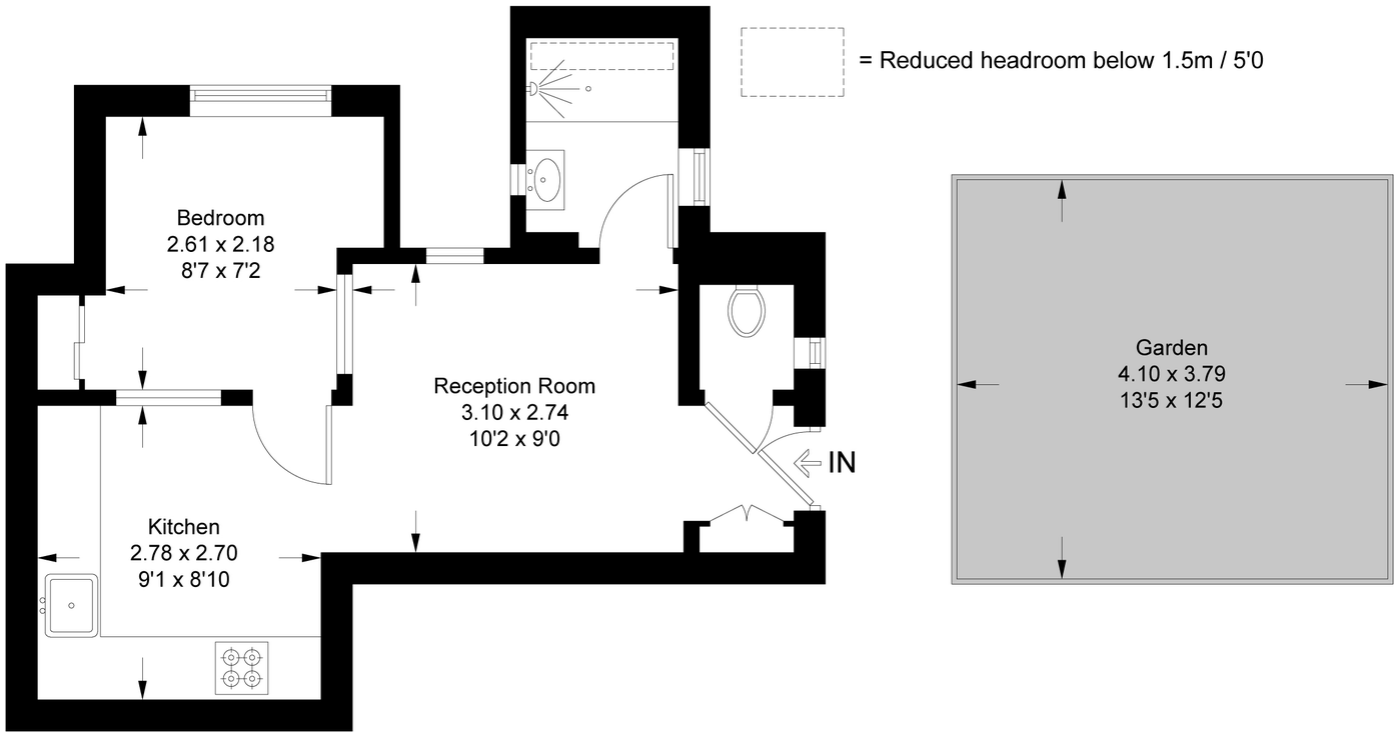
- Excellent decorative order
- Fabulous garden



This is a stylish and modern studio flat with enclosed bedroom area behind glass and curtains to give privacy and a superb private garden. The flat has its own street entrance to the side of the building and once you are in it feels a secluded and thoroughly charming place to be. Mount Ephraim is a very popular road directly off the high street where there are a choice of shops bars and restaurants and Streatham hill Station which connects to Victoria, London Bridge and Clapham Junction.

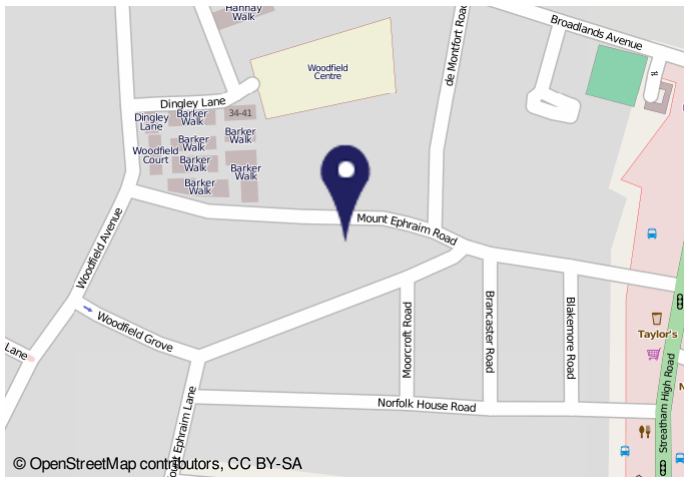
Mount Ephraim Road

Approximate Gross Internal Area = 29.9 sq m / 322 sq ft
 Reduced Headroom = 0.4 sq m / 4 sq ft
 Total = 30.3 sq m / 326 sq ft



Lower 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. (ID586285)



Energy Performance Certificate

For LEA Mount Ephraim Road
 Date of assessment: 20 April 2015
 SATEL LLP
 Date of certificate: 20 April 2015
 Reference number: 2015-038-0204-2759-0294
 Date of assessment: 20 April 2015
 Total floor area: 30.3 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental Impact (CO ₂) Rating	4	3

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

	Current	Potential
Energy use	481 kWh/year per year	377 kWh/year per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£31 per year	£15 per year
Heating	£498 per year	£341 per year
Hot water	£72 per year	£27 per year

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.