

Christchurch Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£400,000

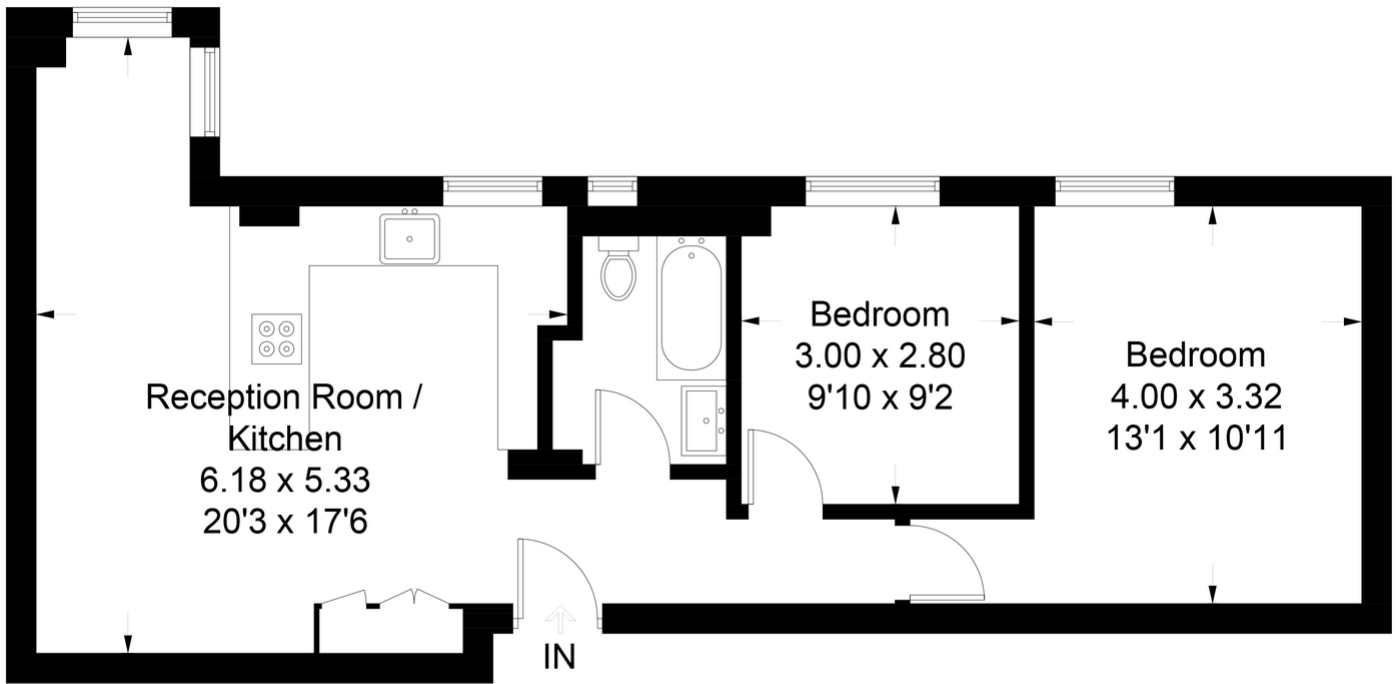
- Stunning contemporary finish
- Close to Brixton Hill



A stunning two bedroom purpose-built apartment arranged over the first-floor of this secure, gated development. The property has been finished beautifully and comprises a large open-plan kitchen and reception where the two separate rooms have been opened into each other. It is a very bright flat and well located for access to Streatham Hill, Brixton and Clapham with excellent transport and amenities all around.

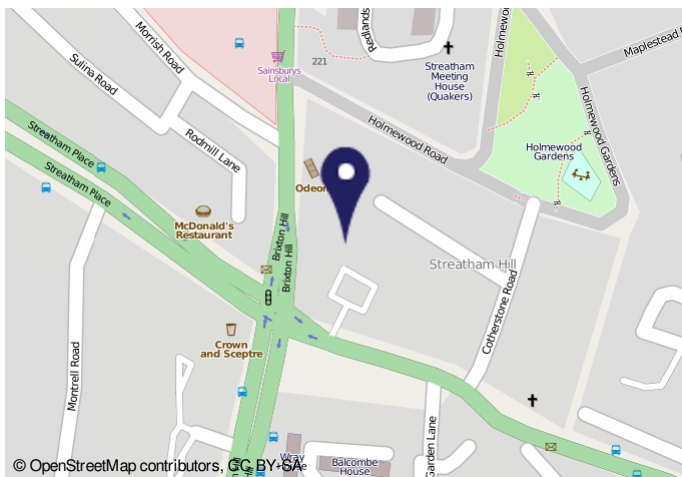
Christchurch House

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft



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. (ID599420)



Energy Performance Certificate HM Government

Flat 41 Christchurch House, Christchurch Road, LONDON, SW2 2UB
 Dwelling type: Mid-floor flat Reference number: 8437-7821-1320-0332-0962
 Date of assessment: 12 September 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 12 September 2013 Total floor area: 68 m²

Use this document to:

- 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:

Current costs	£ 1,896	Potential costs	£ 1,169
Over 3 years you could save	£ 645		

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 116 over 3 years	You could save £ 645 over 3 years
Heating	£ 1,278 over 3 years	£ 728 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Total	£ 1,806	£ 1,169	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 267
2. Low energy lighting for all fixed outlets	£25	£ 79

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 Energy Saving Trust may be able to help you find a good home energy and cheap loan.

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.