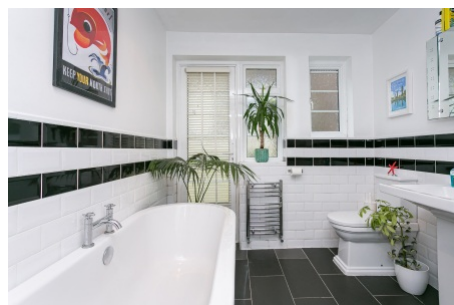


Crown Lane Gardens, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£385,000

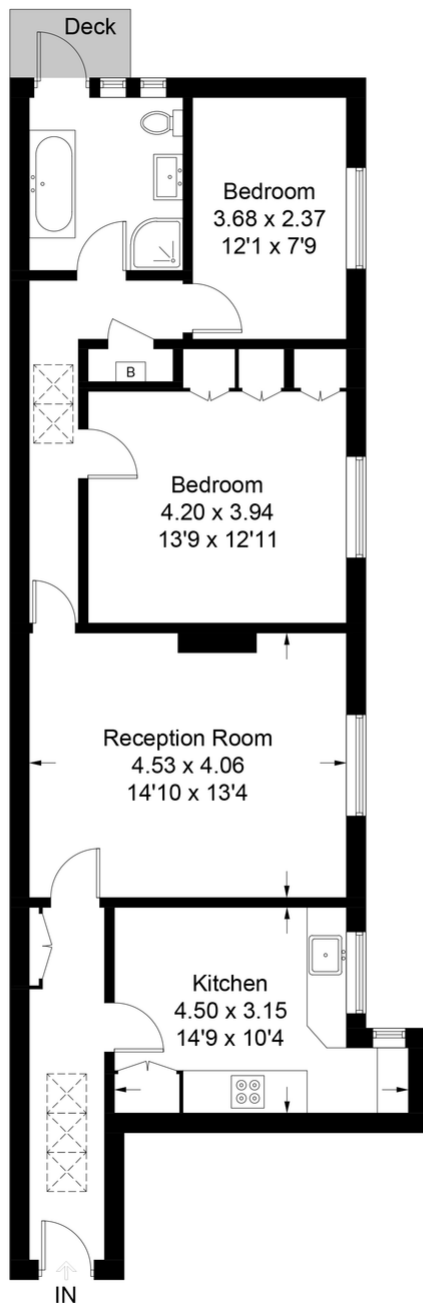
- 1930's mansion block
- Two double bedrooms



A large two-bedroom apartment set within a private 1930's mansion block on the first floor. The property comprises an eat-in kitchen and separate reception room. The master bedroom is bright and airy, with built in wardrobes and the modern bathroom benefits from a separate shower and roll top bath. The apartment further benefits from having skylights throughout. A stroll across the road is the leafy Streatham common where you'll find the stunning rookery with its monthly farmers market, woodland to explore and recently renovated Rookery cafe. The bus stop directly outside the development goes to Crystal Palace in less than 10 minutes where you'll find a wide range of shops, restaurants, bars and the newly opened Everyman cinema. West Norwood and Streatham mainline stations are within close proximity, with direct trains to London Bridge and St Pancras.

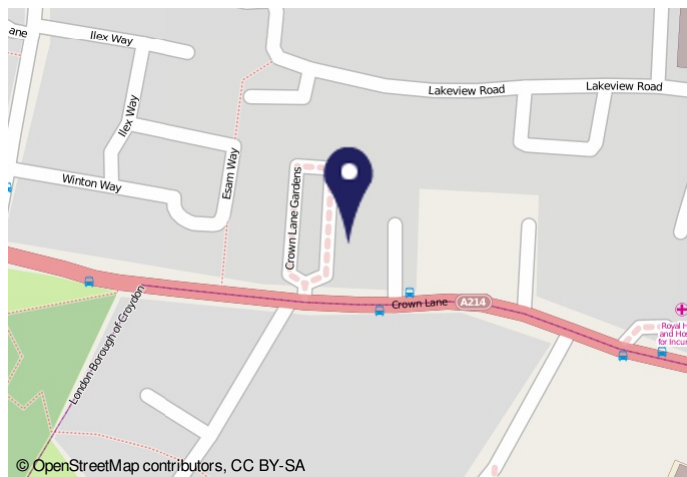
Crown Lane Gardens

Approximate Gross Internal Area = 79.2 sq m / 852 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. (ID605145)



Energy Performance Certificate

33, Crown Lane Gardens, Crown Lane, LONDON, SW16 3JZ

Dwelling type: Top-floor flat Reference number: 0305-2864-7740-8907-6451
 Date of assessment: 04 April 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 08 April 2013 Total floor area: 72 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: **£ 2,748**
Over 3 years you could save **£ 822**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 152 over 3 years	You could save £ 822 over 3 years
Heating	£ 2,184 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 360 over 3 years	£ 103 over 3 years	
Total	£ 2,748	£ 1,866	

Energy Efficiency Rating

Low energy efficient (A) Best energy efficient (A) Current (D) Potential (C)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating given 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	£ 242
2 Low energy lighting for all fixed outlets	£ 100	£ 111
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 208

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.stromenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.