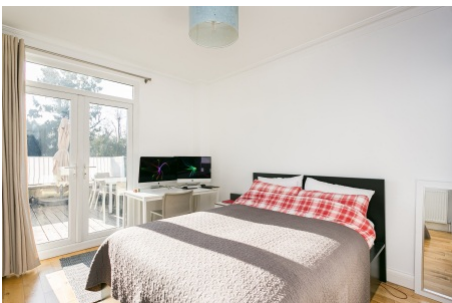


## Becmead Avenue, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£525,000**

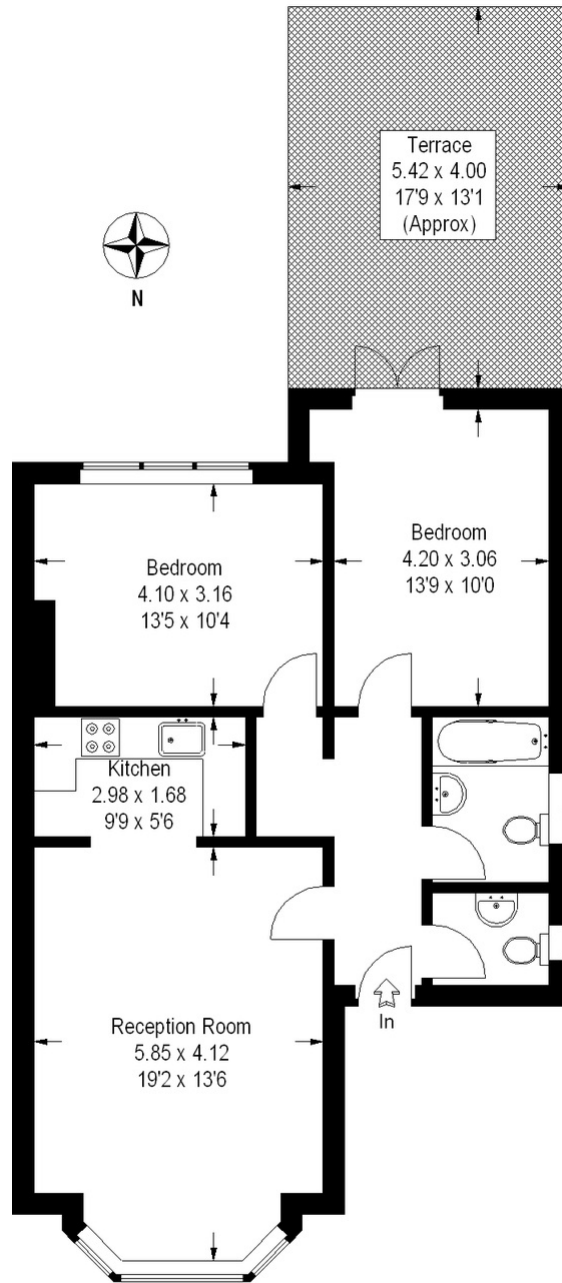
- Two double bedrooms
- Roof terrace



A spacious first floor Victorian conversion flat on this popular residential road in the heart of Streatham. The property in full comprises two double bedrooms, open plan kitchen and living room with lovely bay window, recently fitted bathroom, additional WC and a south-facing roof terrace. The flat is conveniently located near to the shops and restaurants in Streatham High Road as well as the open spaces of Tooting Bec common, and within close proximity of Streatham Hill and Streatham stations. There is the added benefit of a dedicated off-street parking space.

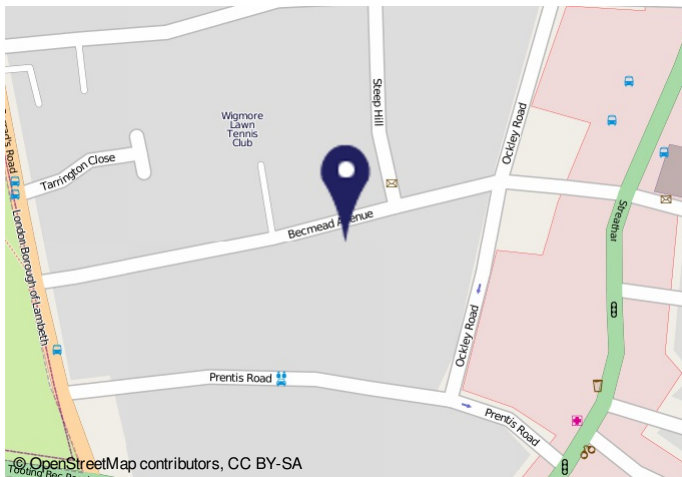
# Becmead Avenue

Approximate Gross Internal Area :- 70 sq m / 753 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID10787)



**Energy Performance Certificate**

First Floor Flat, 24 Becmead Avenue, LONDON, SW16 1JQ  
 Dwelling type: Mid-floor flat Reference number: 0858-5086-7277-6521-1944  
 Date of assessment: 05 March 2019 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 07 March 2019 Total floor area: 64 m<sup>2</sup>

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	Potential costs
Over 3 years you could save	£ 1,398	£ 318

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 166 over 3 years	£ 166 over 3 years	
Heating	£ 938 over 3 years	£ 618 over 3 years	You could save £ 318 over 3 years
Hot Water	£ 274 over 3 years	£ 274 over 3 years	
<b>Total</b>	<b>£ 1,378</b>	<b>£ 1,058</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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**

Energy efficient: lower energy costs	Current	Potential
Very good (A)		
Good (B)		
Fair (C)		
Below average (D)		
Poor (E)		
Very poor (F)		
Very poor (G)		

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	£ 318

To receive advice on what measures you can take to reduce your energy bills, visit [www.openenergyservices.org.uk](http://www.openenergyservices.org.uk) or call Response 0800 444222. 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.