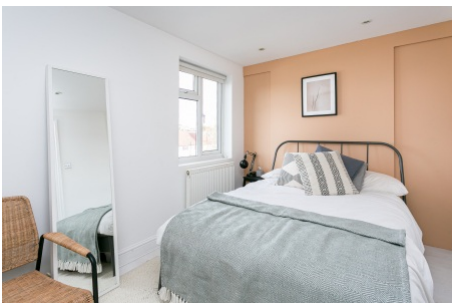


Pendennis Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£325,000

- Top floor flat
- Excellent condition




A wonderful top floor period conversion just moments from the excellent array of shops, bars and restaurants of Streatham High Road. The flat has loads of natural light and a large open plan living space perfect for entertaining. It is beautifully presented throughout and comes with the bonus addition of a utility room. Pendennis Road is perfectly located for national rail services at both Streatham and Streatham Hill stations.

Pendennis Road

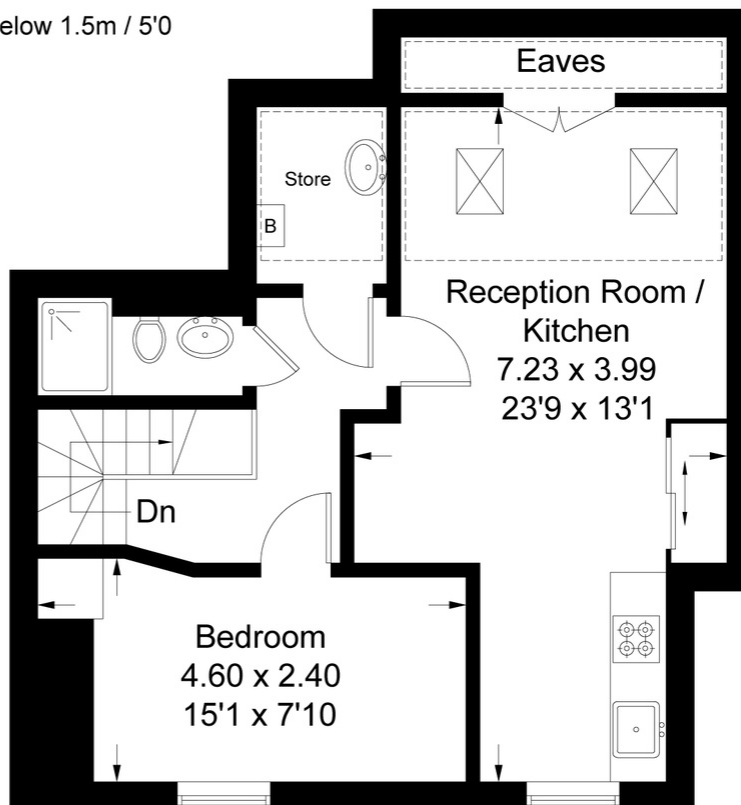
Approximate Gross Internal Area (Excluding Eaves) = 41.5 sq m / 447 sq ft
 Reduced Headroom = 8.3 sq m / 89 sq ft
 Total = 49.8 sq m / 536 sq ft



 = Reduced headroom below 1.5m / 5'0"

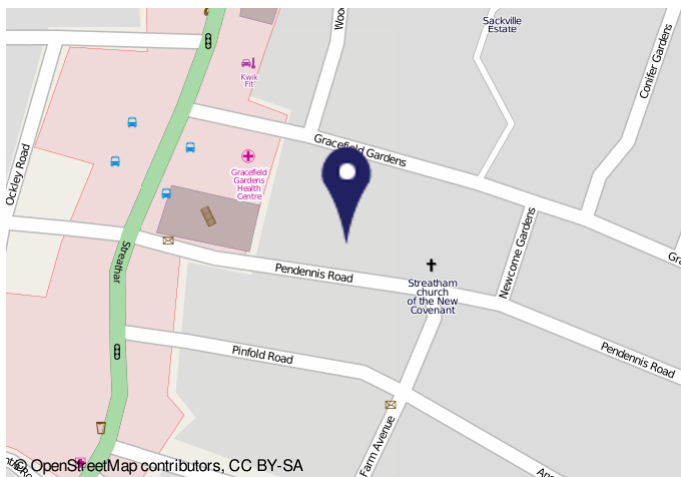



First Floor



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. (ID338870)



Energy Performance Certificate 

Flat 3, 37, Pendennis Road, LONDON, SW16 2SS
 Dwelling type: Top-floor flat
 Date of assessment: 21 March 2017
 Date of certificate: 21 March 2017
 Reference number: 2858-5055-7297-6863-7960
 Type of assessment: RdSAP existing dwelling
 Total floor area: 51 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	Potential costs	Potential future savings
Over 3 years you could save	£ 1,272	£ 99	£ 1,173

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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 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 60). The EPC rating shows how to save energy 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	Available with Green Deal
1. Low energy lighting for all fixed outlets	£30	£ 102	

To find out more about the recommended measures and/or actions you could take to help to save money visit www.gov.uk/energy-guidance or call 0800 528 1234 (text and local calls only). 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.