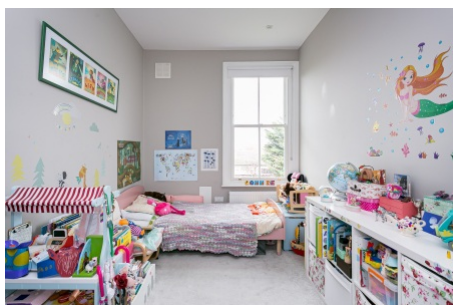
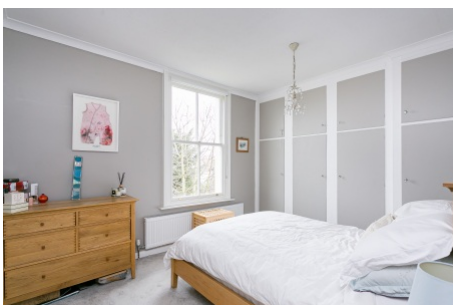


William May Court, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£525,000

- **Stunning South-facing roof terrace**
- **Period conversion**



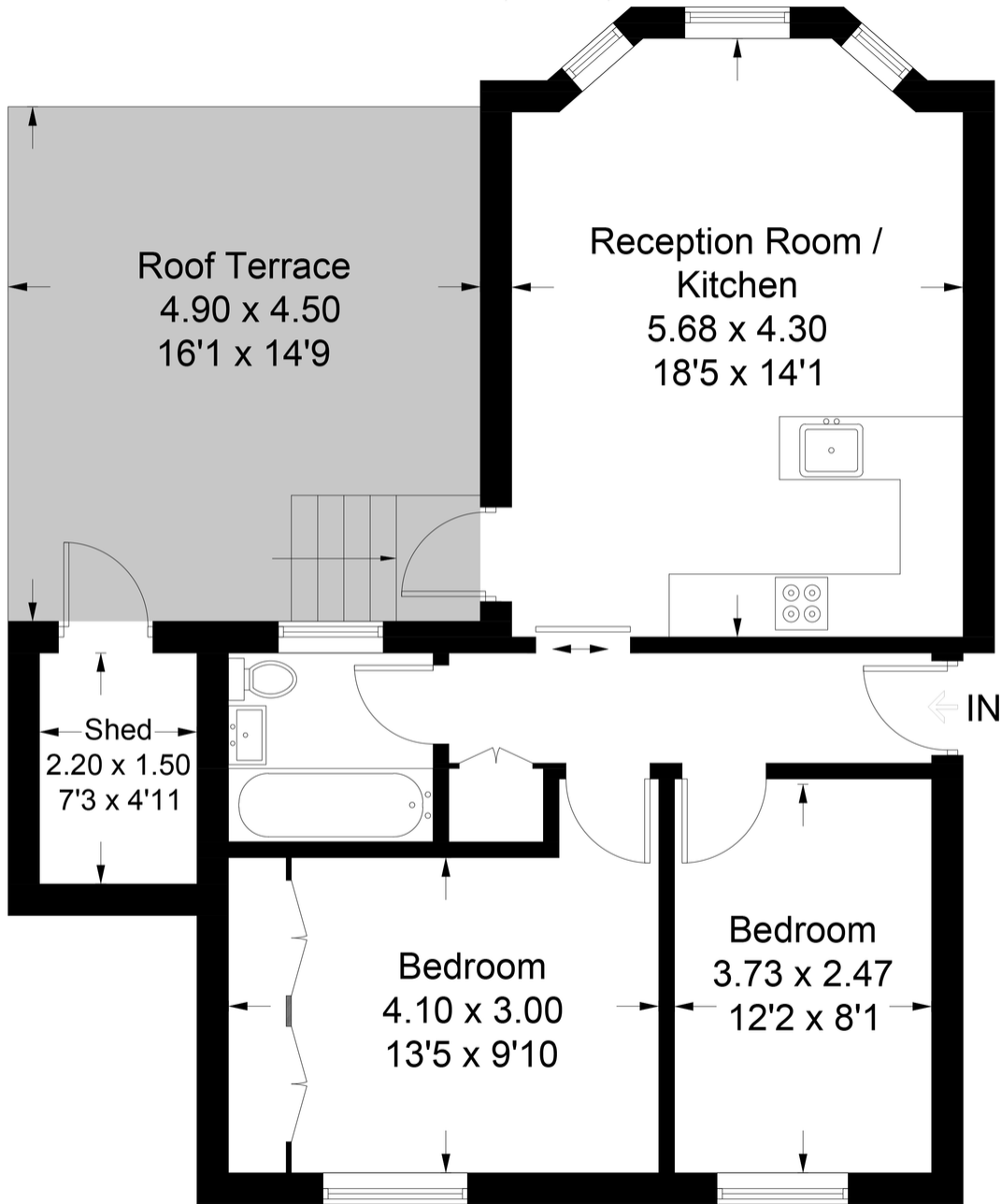
A fabulous two bedroom period conversion in this stunning Victorian building just moments from Streatham High Road's excellent array of shops, bars and restaurants. The beautifully presented apartment has a wonderful open-plan kitchen and reception with a wealth of natural light and a huge bay window and access to a very large communal garden. Also accessed from the living space is a large, private and South-facing roof terrace. The property is sold with a share in the freehold and has excellent transport links from Streatham Hill station and great bus routes to the City and West End.

William May Court

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft

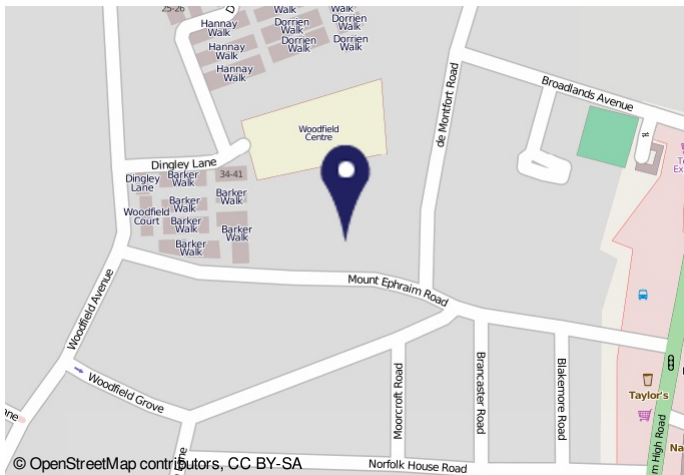
Shed = 3.4 sq m / 36 sq ft

Total = 60.7 sq m / 653 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. (ID624315)



Energy Performance Certificate HM Government

Flat 4 William May Court, 28, Mount Ephraim Road, LONDON, SW16 1LW
 Dwelling type: Mid-rise flat Reference number: 8750-6123-0360-4769-8226
 Date of assessment: 21 February 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 22 February 2020 Total floor area: 61 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	£ 1,563
Over 3 years you could save	£ 399

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 166 over 3 years
Heating	£ 1,038 over 3 years	£ 689 over 3 years
Hot Water	£ 289 over 3 years	£ 243 over 3 years
Total	£ 1,563	£ 1,098

Energy Efficiency Rating

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.

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 current 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	£ 262
2. Low energy lighting for all fixed outlets	£20	£ 57

To receive advice on practical measures you can take to reduce your energy bills, visit www.energy.gov.uk or call freephone 0800 444422. The Energy Dashboard may enable you to track your home energy and carbon footprint.

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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.