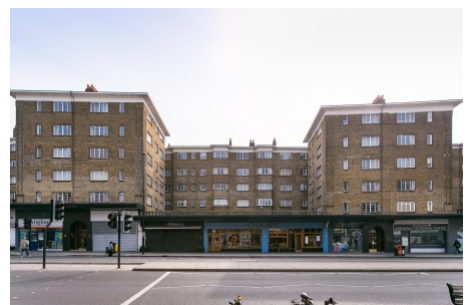


## Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£425,000**

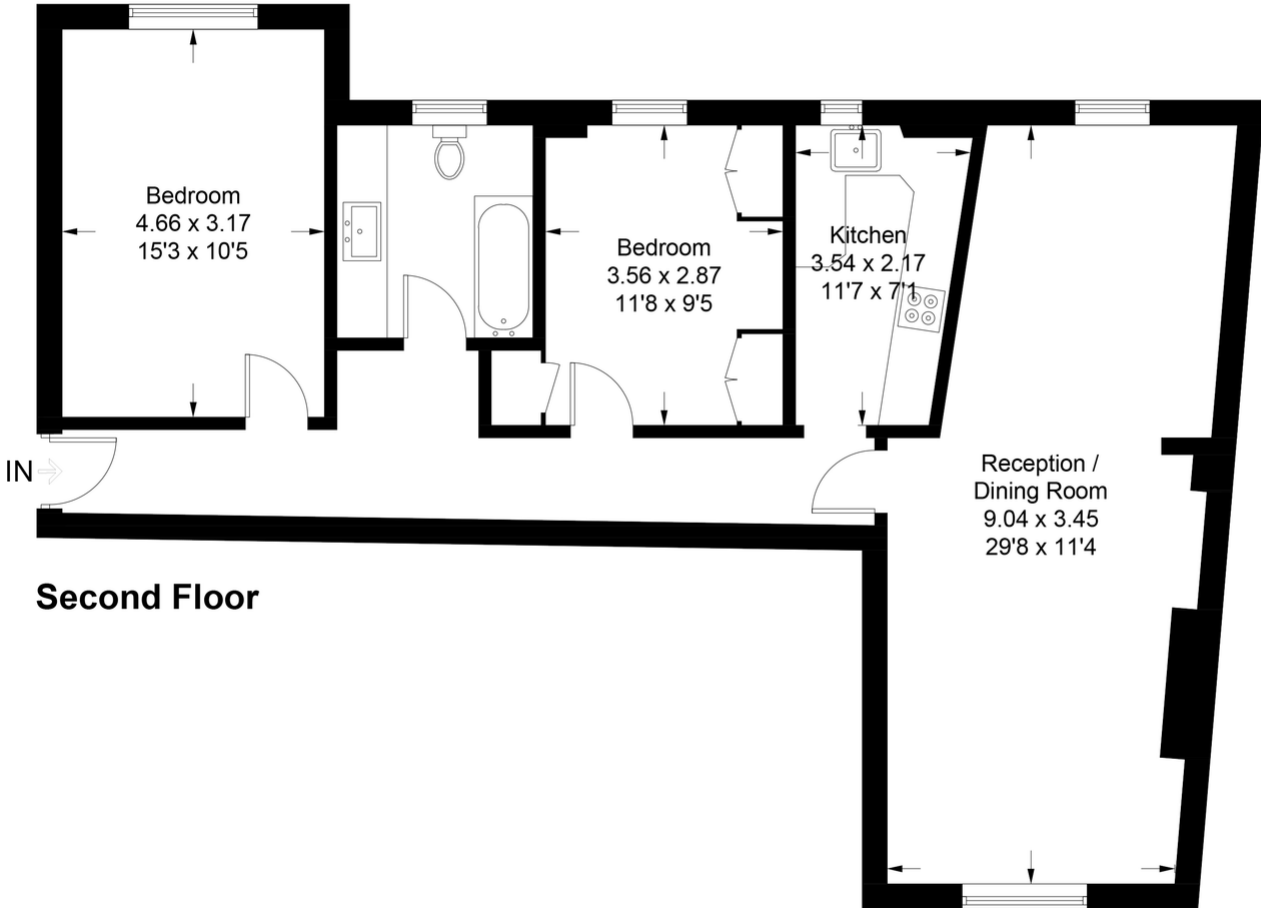
- Large double reception room
- Very large flat measuring 918 square feet



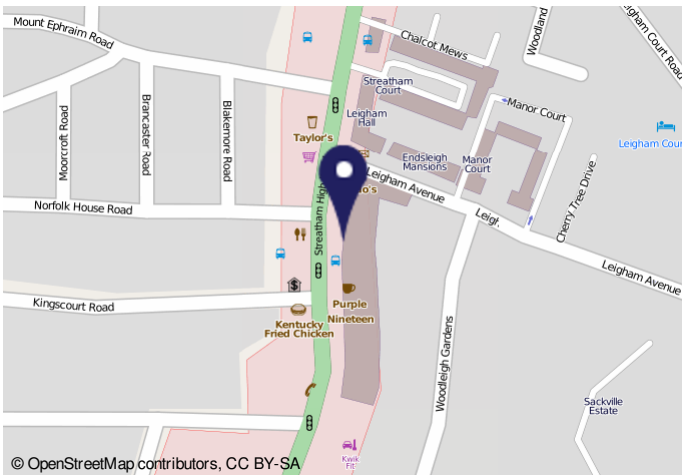
A fantastic two double bedroom apartment, situated within the ever popular Art Deco mansion block: The High. The flat is smartly presented with pleasant views and lots of natural light making it bright and airy; particularly so in the double, dual aspect reception room. There is a lift, telephone entry and the property is located conveniently on the high road where there are shops, bars and restaurants at hand. Streatham Hill station is a short walk away with direct links to the city and many buses stop right outside. The property is being sold chain free.

# The High

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft



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. (ID626504)



**Energy Performance Certificate**

Flat 152 The High, Streatham High Road, LONDON, SW16 1YD  
 Dwelling type: Mid-floor flat Reference number: 9788-8013-7276-1507-0904  
 Date of assessment: 18 June 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 19 June 2013 Total floor area: 62 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	£ 6,611
Over 3 years you could save	£ 543

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 147 over 3 years	You could save £ 543 over 3 years
Heating	£ 1,058 over 3 years	£ 842 over 3 years	
Hot Water	£ 371 over 3 years	£ 276 over 3 years	
<b>Total</b>	<b>£ 6,611</b>	<b>£ 1,266</b>	

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**

Energy efficient - best ratings	Current	Potential
A	C	B
B	D	C
C	E	D
D	F	E
E	G	F
F	H	G
G	I	H

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	£ 208
2. Low energy lighting for all fixed outlets	£50	£ 117
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 137

For more information and to arrange an EPC visit [www.epcregister.gov.uk](http://www.epcregister.gov.uk) or call telephone 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.