

## Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£450,000**

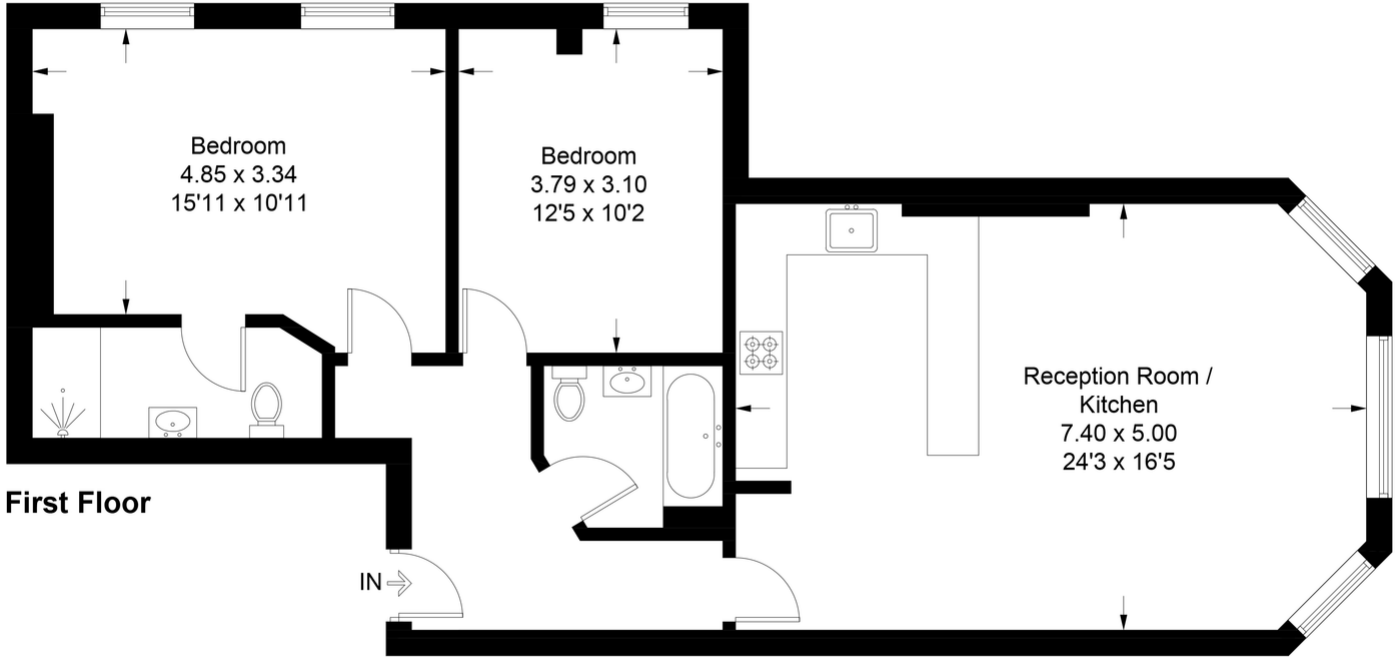
- Exceptionally large two bedroom flat
- Near to Streatham Common



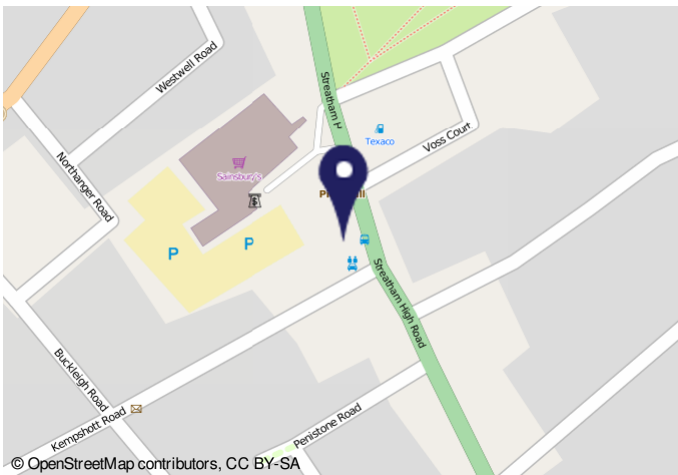
The flat is spacious and light, with a magnificent open plan kitchen reception room that has a huge bay window with views towards the common. It is beautifully finished and has two large double bedrooms one with an en-suite bathroom and a private secure parking space as well as a communal outdoor area. This is a great location with Streatham Common directly opposite, Sainsbury's on the doorstep and a choice of transport with Streatham and Streatham Common stations both within a short walk and numerous bus routes right outside the front door.

# Streatham High Road

Approximate Gross Internal Area  
83.9 sq m / 903 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. (ID635117)



**Energy Performance Certificate**

Fig 5  
102, Streatham High Road  
SOUTHSEA  
SANTS SCE

Dwelling type: M55 floor flat  
Date of assessment: 29 September 2010  
Date of certificate: 29 September 2010  
Reference number: 8824 1218 1020 2029 3103  
Type of assessment: SAP - existing dwelling  
Total floor area: 83 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental Impact (CO <sub>2</sub> ) Rating	4	3

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	281 kWh/m <sup>2</sup> per year	230 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4 tonnes per year	3.2 tonnes per year
Lighting	£31 per year	£45 per year
Heating	£394 per year	£316 per year
Hot water	£122 per year	£20 per year

**England & Wales** EPC (Domestic) **England & Wales** EPC (Domestic)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Remember to look for the energy saving recommended tags when buying energy efficient products. It's a simple and easy way to identify the most energy efficient products on the market.**

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**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.