

## Sternhold Avenue, Streatham SW2

Tenure: Share of Freehold Borough: Lambeth

**£675,000**


- Three bedrooms
- Easy access to Balham Tube

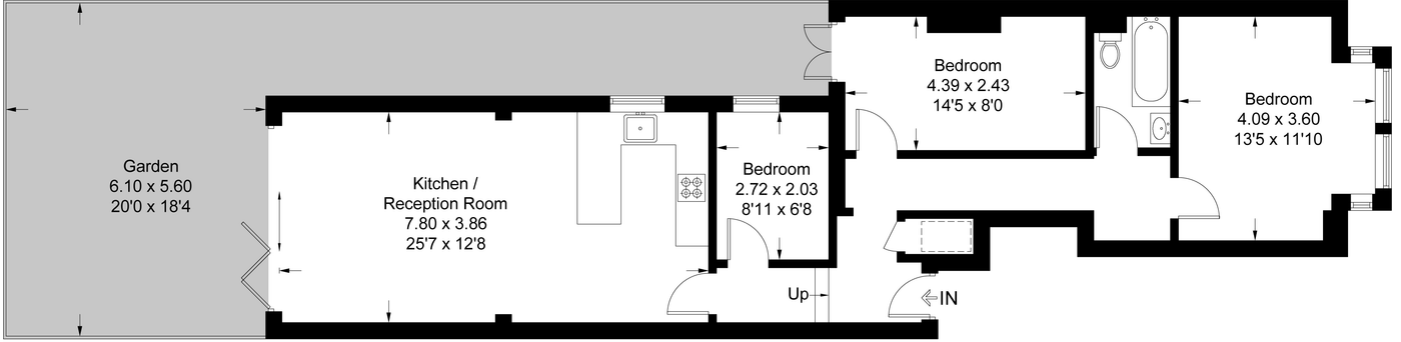


A beautiful three bedroom flat with private garden in walking distance to Balham Tube station and Streatham Hill overground station. The property has a wonderfully extended reception and kitchen with bi-fold doors to the landscaped garden. The property is in wonderful condition throughout, is being sold with a newly extended lease (process is underway currently) and no onward chain. Sternhold Avenue is a hugely popular residential street with easy access to the wonderful shops, bars and restaurants of Balham, Streatham Hill and the wide open space of Tooting Bec common is at the end of the road.

# Sternhold Avenue

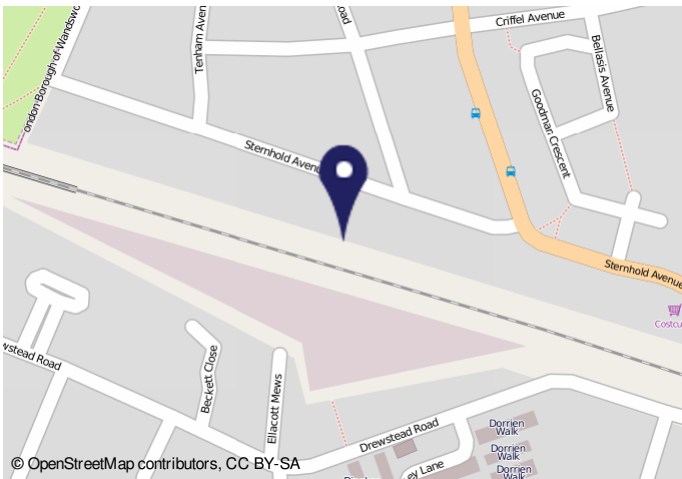
Approximate Gross Internal Area = 79.2 sq m / 853 sq ft  
 Reduced Headroom = 0.8 sq m / 8 sq ft  
 Total = 80.0 sq m / 861 sq ft

 = Reduced headroom below 1.5m / 5'0"



**Ground 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. (ID635460)



**Energy Performance Certificate**

138a Sternhold Avenue  
 LONDON  
 SW2 4PP

Dwelling type: Ground floor flat  
 Date of assessment: 26 April 2015  
 Date of certificate: 26 April 2015  
 Reference number: 0840-6274-710-7572-1026  
 Type of assessment: RGSAP - existing dwelling  
 Total floor area: 64 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 full costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential
Very good		
Good		
Fair		
Below average		
Poor		
Very poor		
England & Wales	<b>C</b>	<b>B</b>

Environment Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very good		
Good		
Fair		
Below average		
Poor		
Very poor		
England & Wales	<b>D</b>	<b>C</b>

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	261 kWh/m <sup>2</sup> per year	158 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.9 tonnes per year	2.3 tonnes per year
Lighting	£55 per year	£26 per year
Heating	£262 per year	£202 per year
Hot water	£192 per year	£82 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised testing conditions (heating periods, room temperatures, etc.) that are the same for all homes; consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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