

Tina Court, Knollys Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£400,000

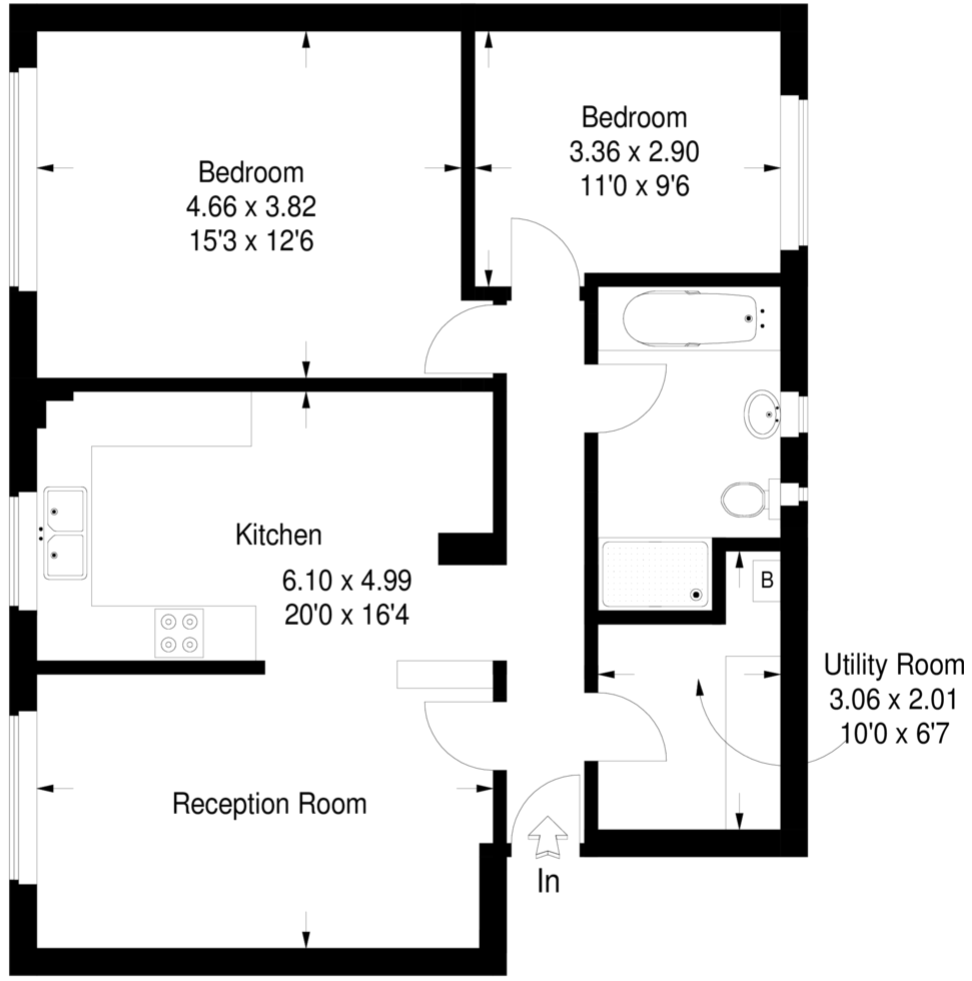
- Immaculately presented
- Bright and spacious



A stunning and very spacious two bedroom flat in this well-managed building between Tulse Hill and Streatham Hill stations. The flat is in wonderful condition with spacious reception, large kitchen, well-appointed bathroom and separate utility. The flat is sold with a share in the freehold and is within walking distance of the excellent amenities of West Norwood.

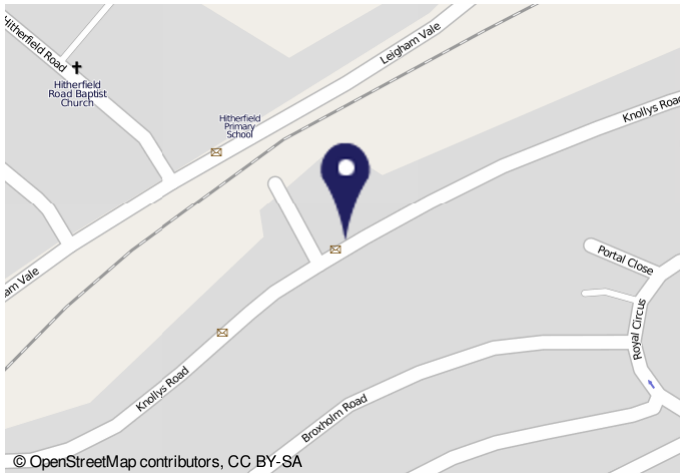
Tina Court

Approximate Gross Internal Area
78 sq m / 839 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID43683)



Energy Performance Certificate

Flat 16 Tina Court, 71, Knollys Road, LONDON, SW16 2JL
 Dwelling type: Mid-floor flat Reference number: 82174222-9180-4862-7992
 Date of assessment: 12 February 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 13 February 2013 Total floor area: 77 sqm

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	£ 1,869	£ 807	You could save £ 807 over 3 years

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 141 over 3 years	You could save £ 807 over 3 years
Heating	£ 1,362 over 3 years	£ 675 over 3 years	
Hot Water	£ 293 over 3 years	£ 246 over 3 years	
Total	£ 1,869	£ 807	

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 65). The EPC rating shown 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	£ 522
2. Low energy lighting for all fixed outlets	£90	£ 111
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 147

© HM Government 2013. This 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.