

## Curtisfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

### Offers in excess of £310,000

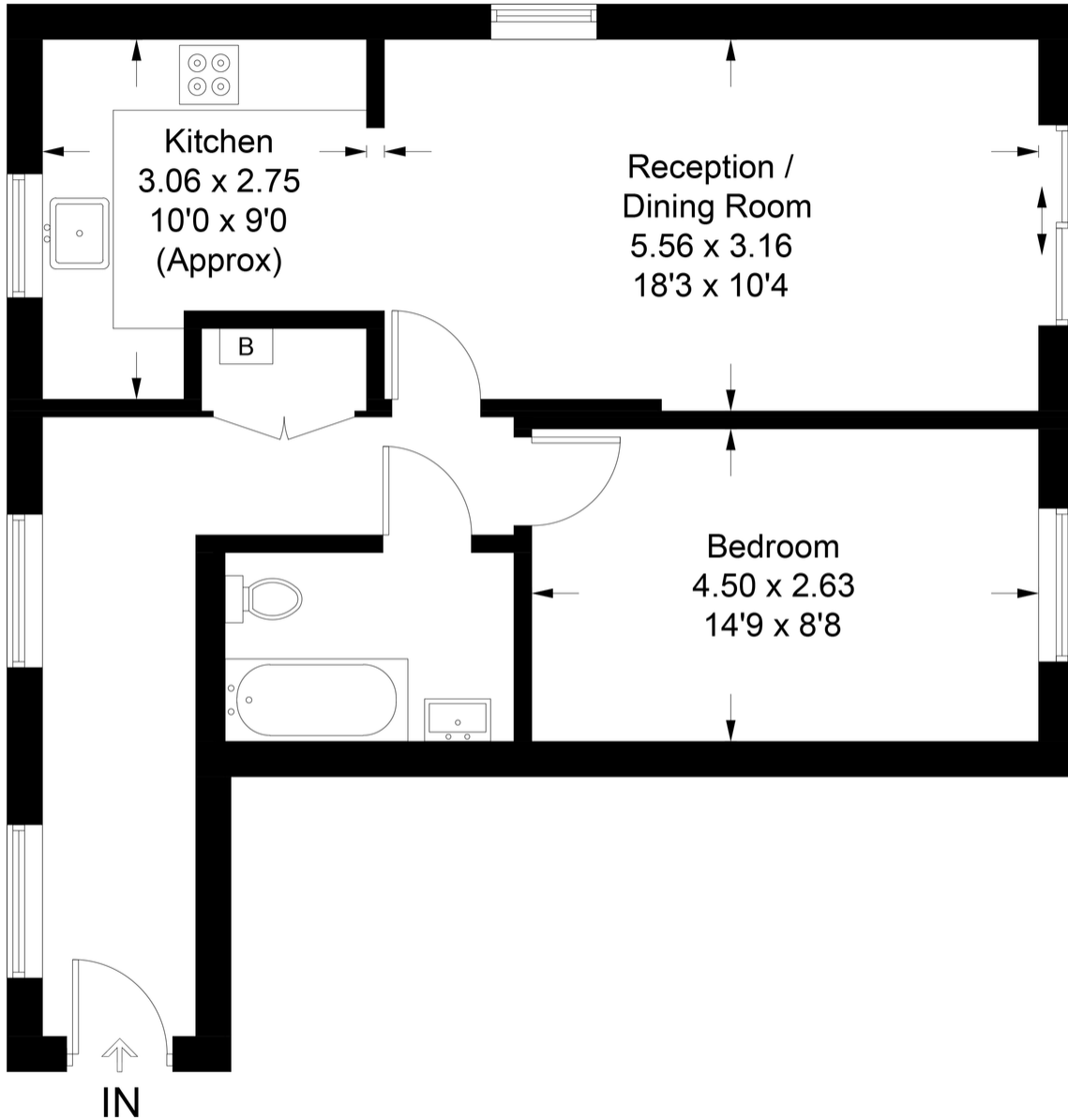
- 580 Square feet
- Off street parking and direct access onto communal gardens



The flat is in a modern purpose built block, with telephone entry security, a private parking space and direct access onto shared gardens. Blytheswood Place is well located for access to Streatham hill station and the excellent array of shops, bars and restaurants nearby.

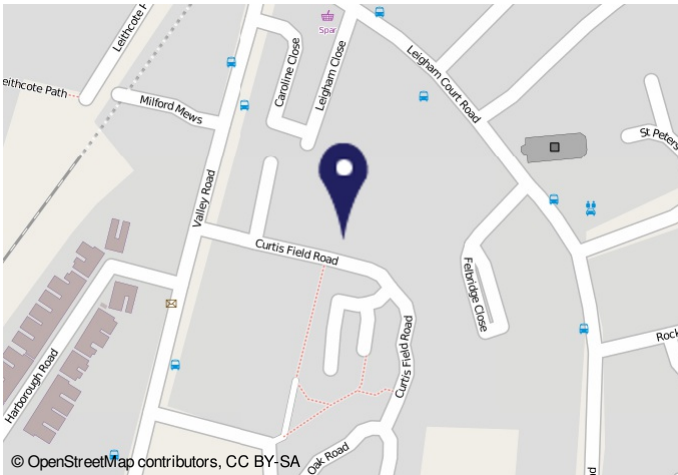
# Blytheswood Place

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft



## 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. (ID644259)



**Energy Performance Certificate**

4, Blytheswood Place, LONDON, SW16 2LD  
 Dwelling type: Ground floor flat  
 Date of assessment: 04 June 2014  
 Date of certificate: 04 June 2014

Reference number: 0622-2844-7664-0004-3355  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 54 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:		
Current costs	£ 1,362	Potential costs
Over 3 years you could save	£ 183	£ 1,179

Estimated energy costs of this home		
Lighting	£ 219 over 3 years	£ 107 over 3 years
Heating	£ 804 over 3 years	£ 739 over 3 years
Hot Water	£ 279 over 3 years	£ 243 over 3 years
<b>Total</b>	<b>£ 1,362</b>	<b>£ 1,179</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy used 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 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. Low energy lighting for all fixed outlets	£35	£ 36
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 96

To receive advice on what measures you can take to reduce your energy bills, visit [www.energy.gov.uk](http://www.energy.gov.uk) or call freephone 0800 444020. The Energy Guide may enable you to make a good 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.