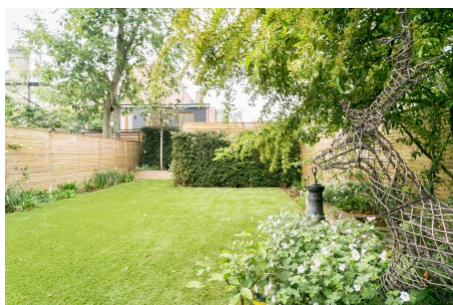


## Pinfold Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£650,000**

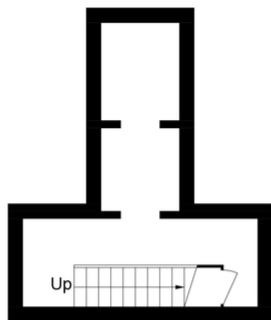
- Superb three bedroom two bathroom flat
- Excellent decorative order



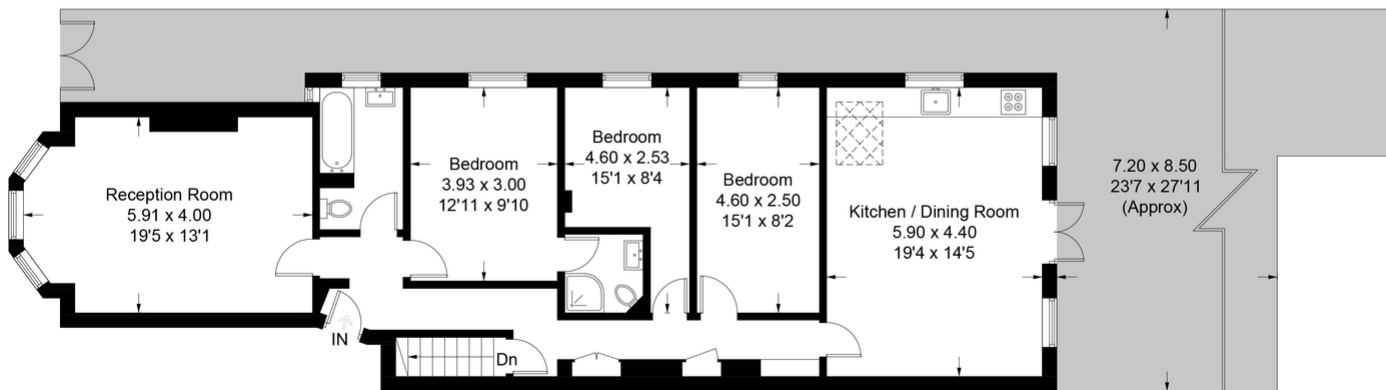
A superb three-bedroom, two bathroom flat in a converted period building with a large cellar and spacious kitchen/dining room, overlooking a beautifully kept private rear garden. The accommodation is in excellent decorative order with great charm and character and lots of natural light. The property is situated in an enviable location, close to excellent transport links, shops, bars and restaurants.

# Pinfold Road

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft  
 Basement = 15 sq m / 161 sq ft  
 Total = 123.2 sq m / 1326 sq ft

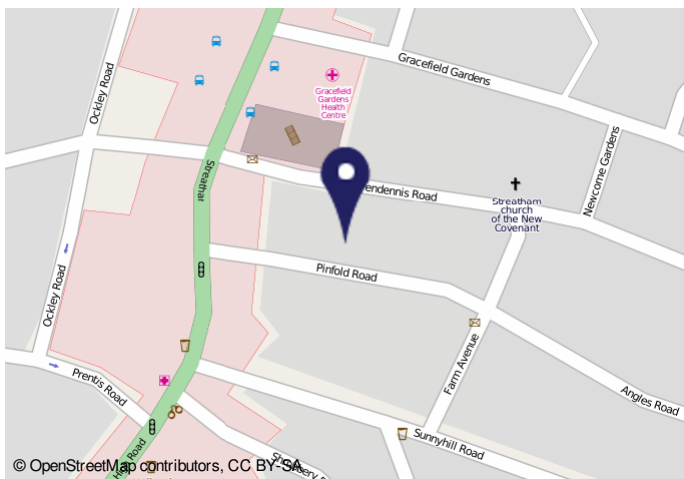


**Basement**



**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. (ID645248)



**Energy Performance Certificate**

For 1, Pinfold Road, SO16 2SN

Ground floor flat  
 Date of assessment: 05 October 2011  
 Date of certificate: 08 October 2011  
 Reference number: 09-28-2948-0270-0909-7964  
 Type of assessment: SAP - existing dwelling  
 Total floor area: 73 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
D	C	D	C

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

	Current	Potential
Energy use	311 kWh/m <sup>2</sup> per year	209 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	3.0 tonnes per year
Lighting	£63 per year	£42 per year
Heating	£122 per year	£92 per year
Hot water	£83 per year	£83 per year

**You could save up to £137 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 turning conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact 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 data because fuel prices can change over time and energy saving recommendations will evolve.

Remember to ask for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a quick and easy way to identify the most energy-efficient products on the market. This EPC and accompanying report may be downloaded to the Energy Saving Trust to provide you with information on reducing your energy and carbon footprint.

**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.