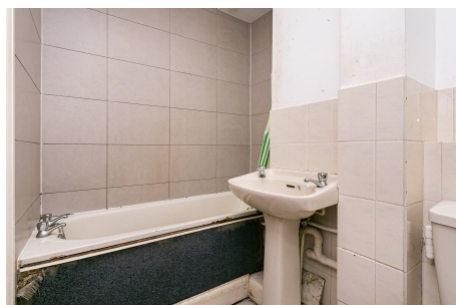


Century House, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£270,000

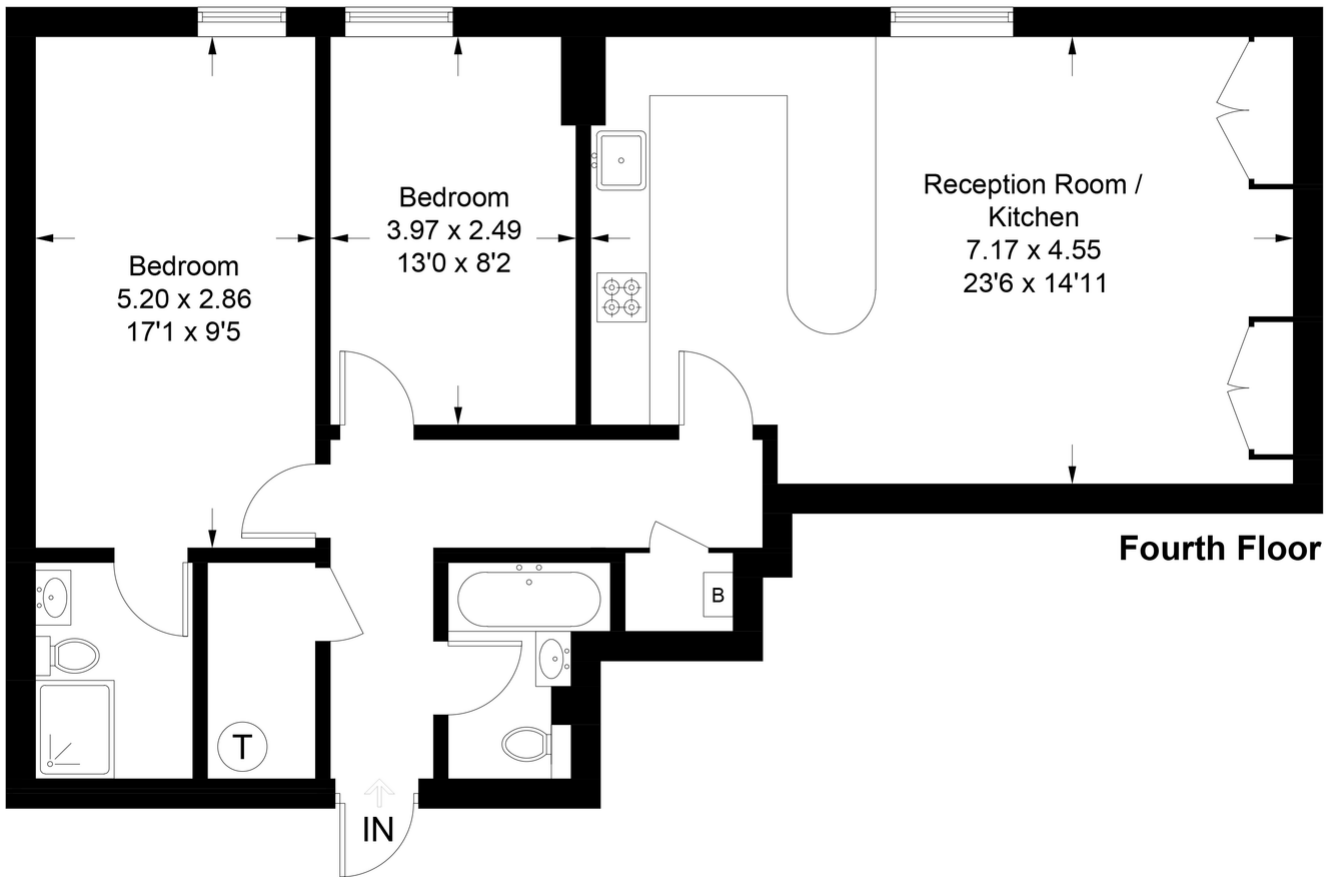
- Two bedrooms next to Streatham Station
- Needs refurbishment



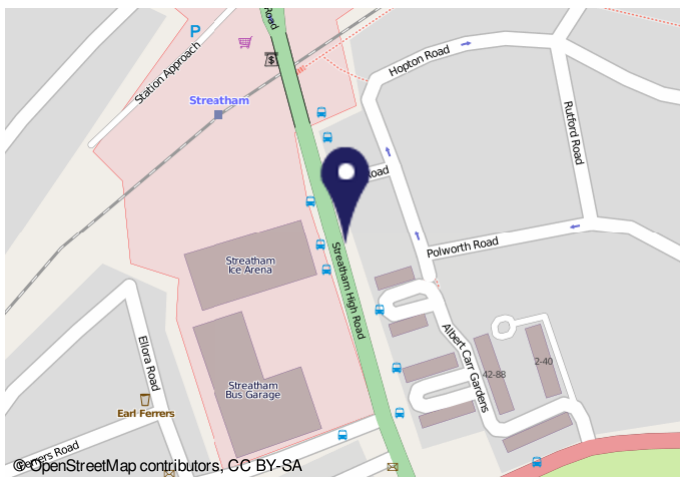
Ideal for investor or first time buyer who wishes to improve a property. This is a large two bedroom flat on the high road opposite one station and a short walk to Streatham common station. Also nearby are large supermarkets, popular pubs and the large park at Streatham common.

Century House

Approximate Gross Internal Area
77.4 sq m / 833 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. (ID647308)



Energy Performance Certificate

Flat 29 Century House, 245, Streatham High Road, LONDON, SW18 6ER
 Dwelling type: Top floor flat Reference number: 8416-3908-6262-6861-6970
 Date of assessment: 19 December 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 23 December 2019 Total floor area: 77 sq m

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
Over 3 years you could save	You could save £1,850 over 3 years

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 160 over 3 years	£ 166 over 3 years	
Heating	£ 2,298 over 3 years	£ 681 over 3 years	
Hot Water	£ 300 over 3 years	£ 207 over 3 years	
Total	£ 2,758	£ 1,054	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot 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 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 261
2. Internal or external wall insulation	£4,000 - £14,000	£ 363
3. Heating controls (room thermostats and TRVs)	£200 - £450	£ 155

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.streameenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to fund your home without any upfront cost.

Page 1 of 4

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.