

Fawcett Close, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£375,000

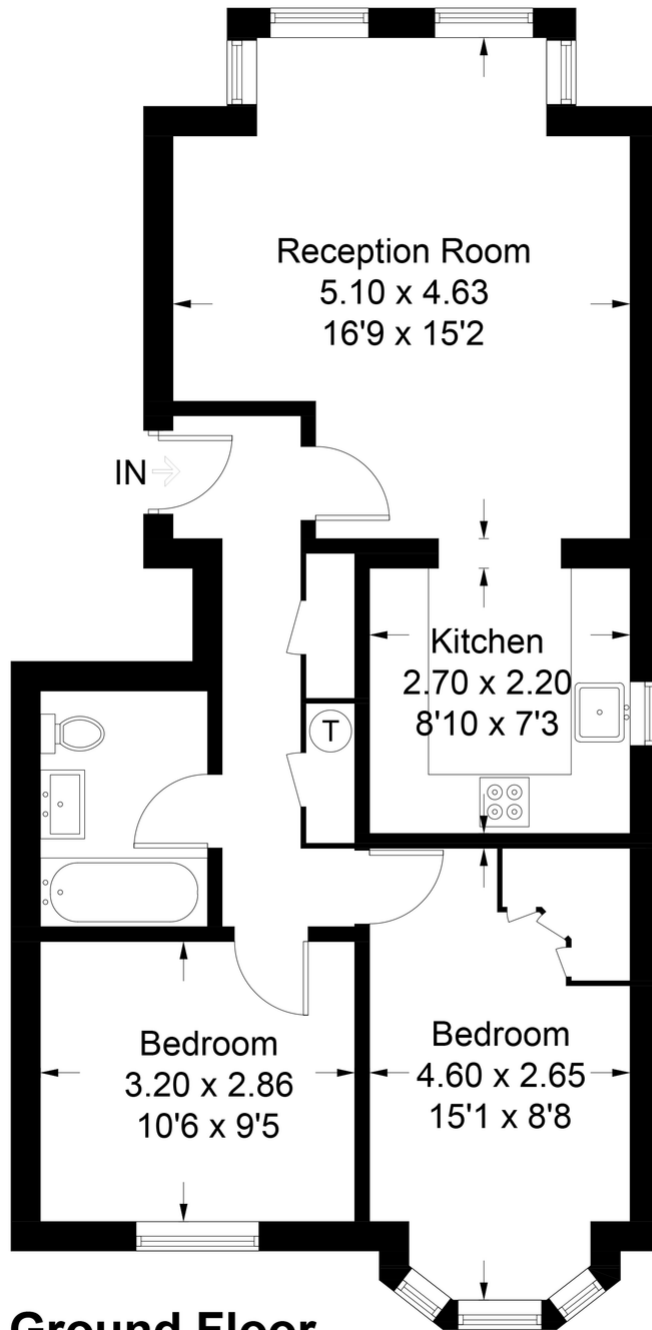
- Two double bedrooms
- Allocated parking



A smart two double bedroom flat, in a very well kept private development with a living room that then follows through to the kitchen area. The accommodation is bright with dual aspect windows and has been well looked after by the current owners. Both bedrooms are doubles and the flat is set back in a quiet location. There is allocated parking within the development. There are bus routes on neighbouring Leigham Court Road and the Streatham Common and Rookery is only a short walk away. The nearest stations would be West Norwood, Streatham Mainline and Streatham Hill Station giving direct access to Victoria, London Bridge and the City.

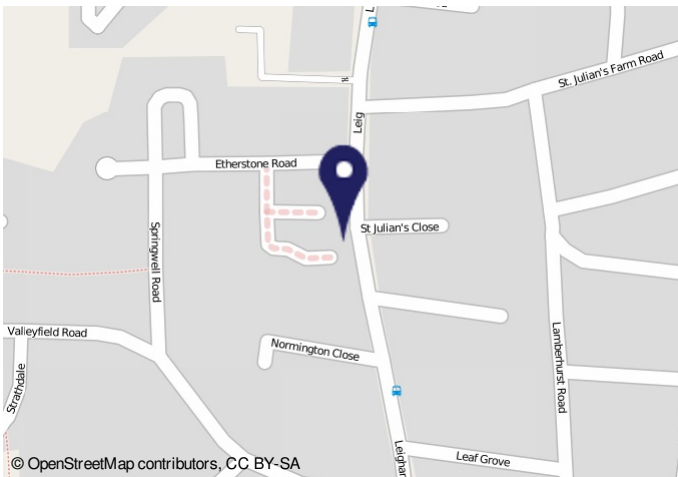
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Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



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. (ID652979)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	Notes
Energy rate	497 kWh/m ² per year	456 kWh/m ² per year	
Carbon dioxide emissions	4.3 tonnes per year	4.3 tonnes per year	
Lighting	£23 per year	£26 per year	
Heating	£483 per year	£483 per year	
Hot water	£142 per year	£142 per year	

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.