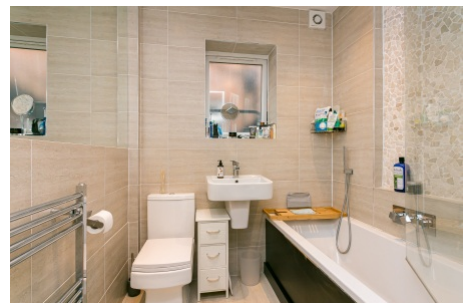


Babington Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

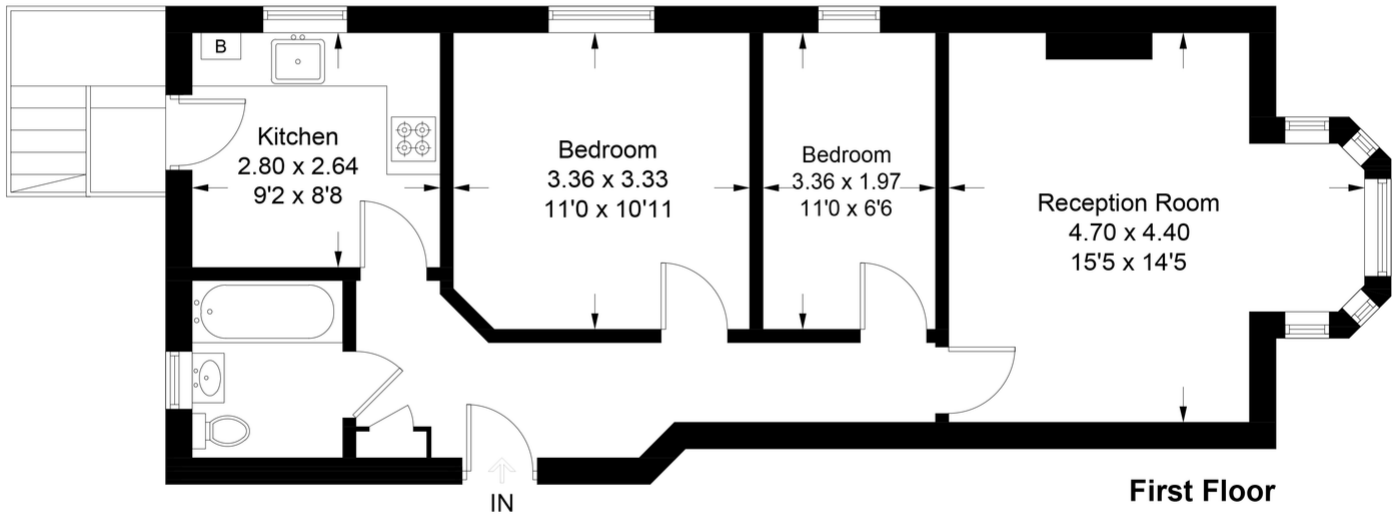
- Beautiful high quality finish
- Very close to Streatham station and Thameslink line



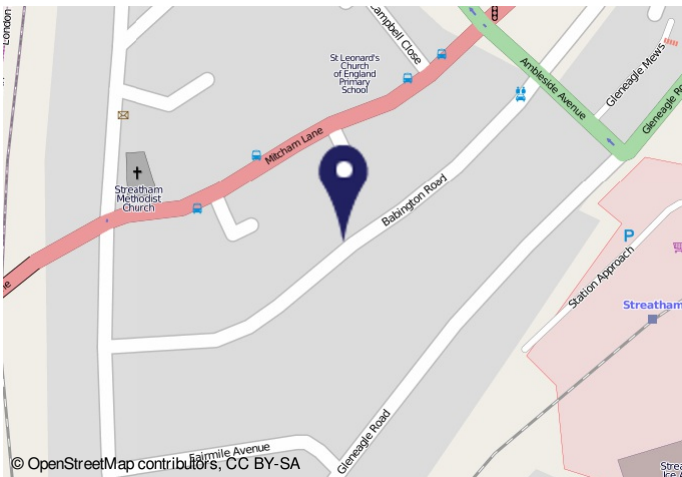
This lovely apartment offers a brilliant reception space with large bay window as well as a generous separate kitchen. The flat is beautifully presented throughout and is on the first floor of a small, stand alone, purpose-built block. There is a communal outdoor space and a short walk to Streatham overground station and the Thameslink line, excellent bus routes to the City and West end and a host of excellent cafes, bars and restaurants. The flat comes with a share in the freehold.

Clive Court

Approximate Gross Internal Area
57.3 sq m / 617 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. (ID654751)



Energy Performance Certificate

Flat 5 Clive Court, Brixton Road, LONDON, SW15 6AL

Dwelling type: Mid-floor flat Reference number: 0903-2891-7057-6127-7145
 Date of assessment: 29 May 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 29 May 2013 Total floor area: 56 m²

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: **£ 2,130**

Over 3 years you could save **£ 978**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 105 over 3 years	You could save £ 978 over 3 years
Heating	£ 1,728 over 3 years	£ 825 over 3 years	
Hot Water	£ 246 over 3 years	£ 222 over 3 years	
Total	£ 2,130	£ 1,152	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot or cold water or 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

Energy efficient: Best rating costs	Current	Potential
Very good (A)		
Good (B)		
Fair (C)		
Below average (D)		
Poor (E)		
Very poor (F)		
Very poor (G)		

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 Internal or external wall insulation	£4,000 - £14,000	£ 732
2 Low energy lighting for all fixed outlets	£15	£ 42
3 Heating controls (room thermostat and TRVs)	£300 - £450	£ 100

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.tripowerenergy.co.uk or call tripower 0800 444212. The Green Deal may enable you to fund your home without any upfront cost.

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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.