

## Streatham High Road , Streatham SW161HA

Tenure: Borough: Lambeth

**Offers in excess of £325,000**

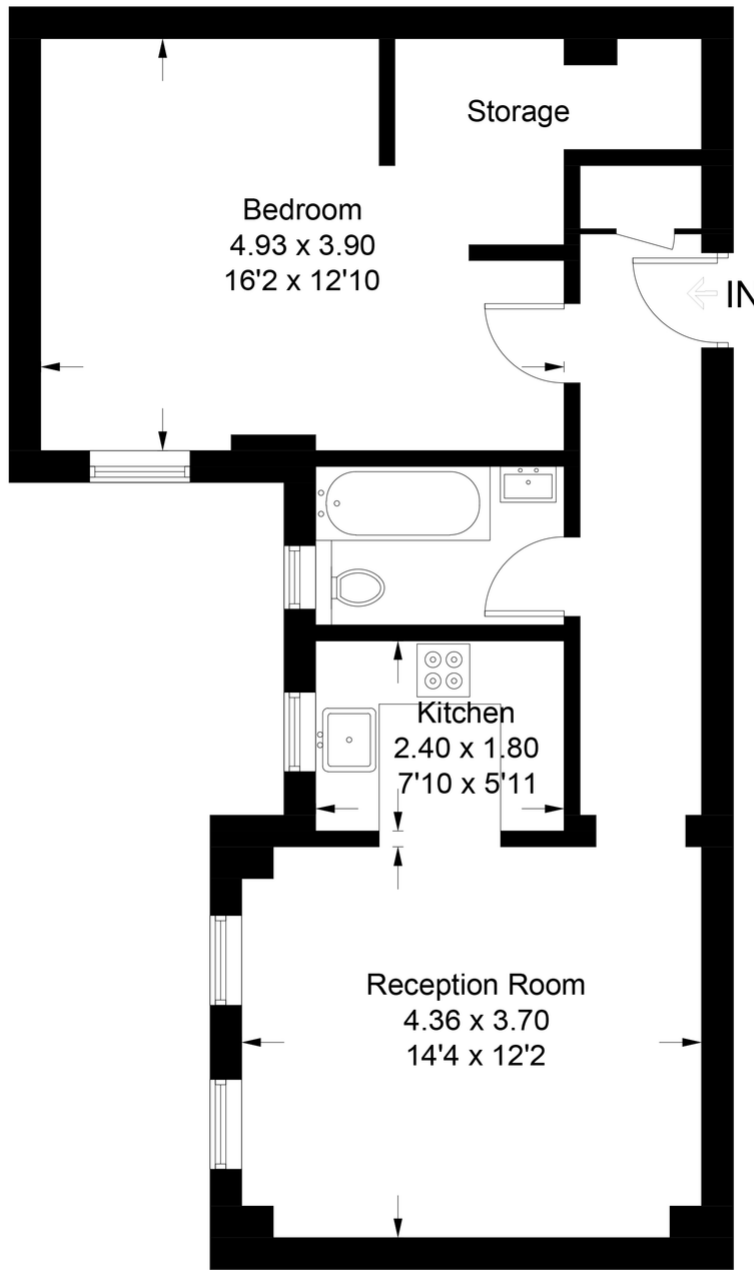
- Very short walk to Streatham Hill station
- Approx 584 sq ft



This excellent one bedroom flat is on the first floor of The High, a landmark and well maintained Streatham building, and is extremely bright and spacious (approx (584 sq ft). The property is presented in excellent condition throughout with a modern kitchen and bathroom, large living room and bedroom with huge walk-in wardrobe. The flat is set back from Streatham High Road and has amazing access to the local shops, bars and restaurants and Tooting Bec Common, and also benefits from secondary glazing.

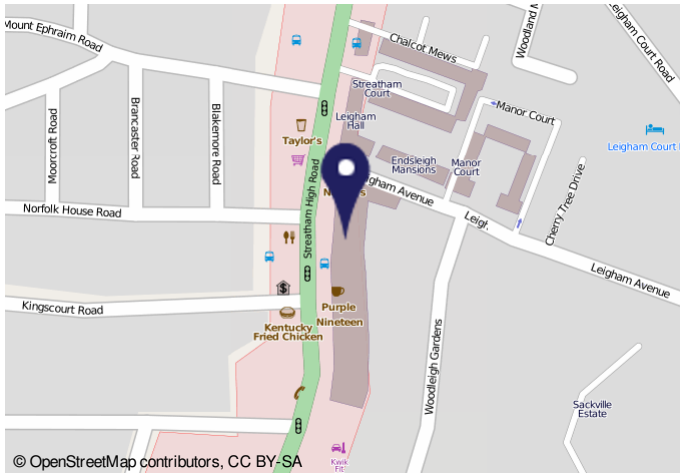
# The High

Approximate Gross Internal Area = 54.3 sq m / 584 sq ft



## First 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. (ID659841)



**Energy Performance Certificate**

Flat 126 The High, Streatham High Road, LONDON, SW16 1HA  
 Dwelling type: Mid-floor flat Reference number: 0812-2826-7486-6527-0341  
 Date of assessment: 21 August 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 22 August 2013 Total floor area: 65 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:** **£ 1,368**  
 Over 3 years you could save **£ 381**

**Estimated energy costs of this home**

|              | Current costs      | Potential costs    | Potential future savings                 |
|--------------|--------------------|--------------------|------------------------------------------|
| Lighting     | £ 243 over 3 years | £ 123 over 3 years | You could save <b>£ 381</b> over 3 years |
| Heating      | £ 813 over 3 years | £ 548 over 3 years |                                          |
| Hot Water    | £ 252 over 3 years | £ 206 over 3 years |                                          |
| <b>Total</b> | <b>£ 1,308</b>     | <b>£ 827</b>       |                                          |

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

| Energy efficient - see rating code | Current | Potential |
|------------------------------------|---------|-----------|
| Very good (A)                      | G       | D         |
| Good (B)                           |         |           |
| Fair (C)                           |         |           |
| Below average (D)                  | F       | E         |
| Poor (E)                           | F       | E         |
| Very poor (F)                      | F       | E         |
| Very poor (G)                      | F       | E         |

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 standard 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 measure                                              | Indicative cost  | Typical savings over 3 years |
|------------------------------------------------------------------|------------------|------------------------------|
| 1 Internal or external wall insulation                           | £4,000 - £14,000 | £ 114                        |
| 2 Low energy lighting for all fixed outlets                      | £25              | £ 105                        |
| 3 Replace single glazed windows with low-E double glazed windows | £3,300 - £5,500  | £ 158                        |

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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.