

## Thrale Road, Streatham SW16

Tenure: Share of Freehold Borough: Wandsworth

**£450,000**

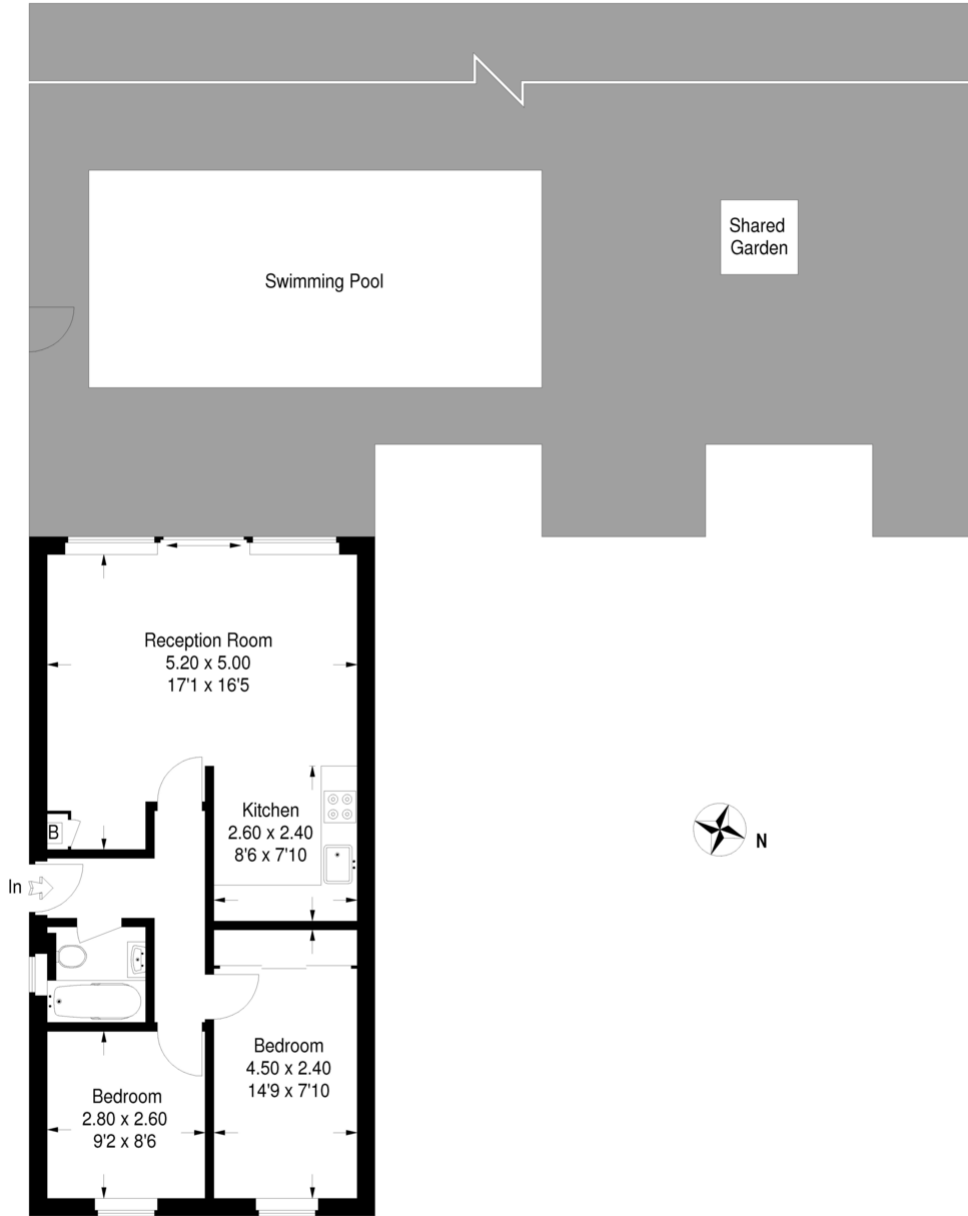
- Communal outdoor swimming pool
- Excellent location



A two bedroom ground floor apartment set back from the road with direct access to a lovely communal garden which includes a well maintained outdoor swimming pool. The flat has just been refurbished with new kitchen and bathroom and floorings throughout. The flat comes chain free and is located just moments from Tooting Bec Common with many bus routes to the heart of Tooting, Balham and the excellent Northern line connections of both places.

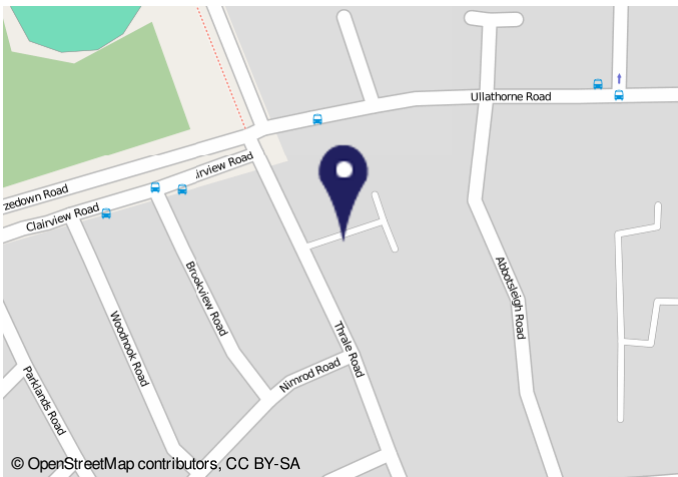
# Thrale Road

Approximate Gross Internal Area  
56.6 sq m / 609 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID251324)



**Energy Performance Certificate**

Flat 1, 6th, Thrale Road, LONDON, SW16 1NY  
 Dwelling type: Ground-floor flat  
 Date of assessment: 27 April 2016  
 Date of certificate: 28 April 2016  
 Reference number: 0348-2863-7041-8326-8141  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 56 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 6,995  
**Over 3 years you could save:** £ 549

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 123 over 3 years	You could save £ 549 over 3 years
Heating	£ 1,218 over 3 years	£ 747 over 3 years	
Hot Water	£ 312 over 3 years	£ 276 over 3 years	
<b>Total</b>	<b>£ 1,695</b>	<b>£ 1,146</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

**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 in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£300 - £1,500	£ 201	Yes
2 Floor insulation (suspended floor)	£800 - £1,200	£ 192	Yes
3 Low energy lighting for all fixed outlets	£ 10	£ 56	Yes

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

To find out more about the recommended measures and other actions you could take today to save money visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

**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.