

## Leigham Avenue , Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£435,000**

- Very spacious apartment
- Lovely communal gardens

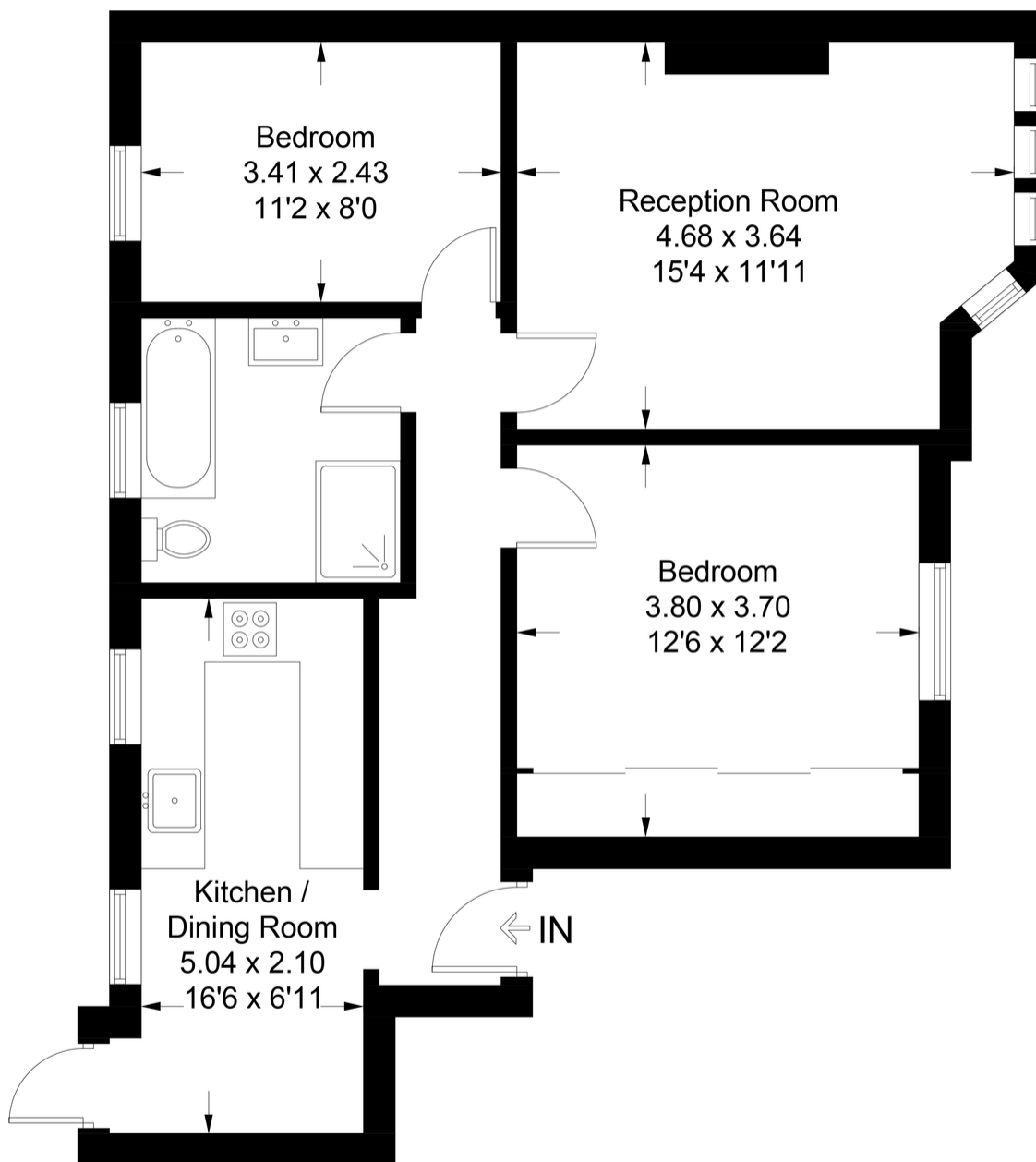


This very well presented apartment in an attractive block is just moments from the excellent amenities of the high road and the brilliant rail links at Streatham Hill station. The property, which originated as a three bedroom flat, has been converted to offer much better living space in the form of an eat-in kitchen, spacious reception and a much larger bathroom than the average. Manor court is off a quiet residential street, in a securely gated development with lovely manicured gardens.

# Manor Court

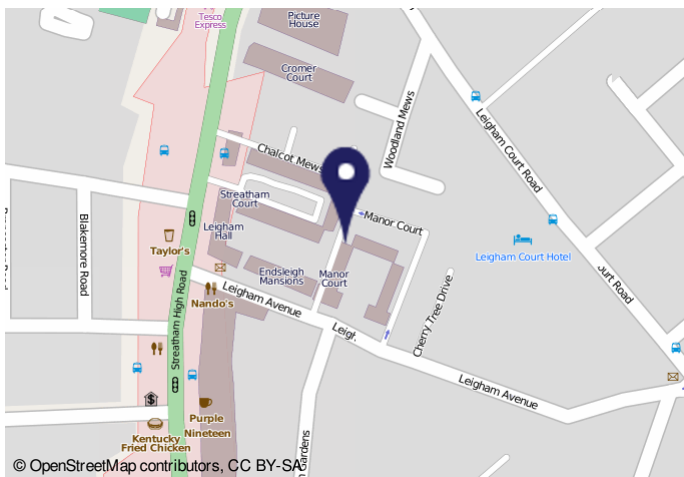


Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



## 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. (ID661090)



**Energy Performance Certificate**

Flat 6 Manor Court  
Leigham Avenue  
LONDON  
SW16 2DS

Dwelling type: Mid-floor flat  
Date of assessment: 07 December 2011  
Date of certificate: 08 December 2011  
Reference number: 66102-109-420-2006-0263  
Type of assessment: Full SAP, existing dwelling  
Total floor area: 64 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Possible	Current	Possible
D	C	F	E

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Possible
Energy use	262 kWh/m <sup>2</sup> per year	262 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	3.2 tonnes per year
Lighting	6.02 per year	6.02 per year
Heating	£512 per year	£312 per year
Hot water	£102 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised turning conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on reducing your energy and carbon emissions.

**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.