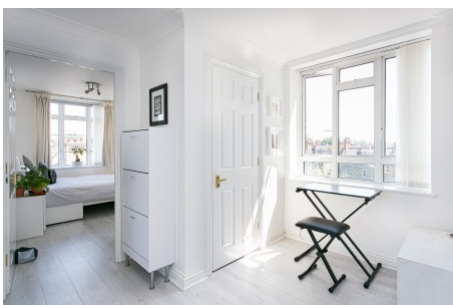


## Streatham Hill , Streatham Hill SW24TS

Tenure: Leasehold Borough: Lambeth

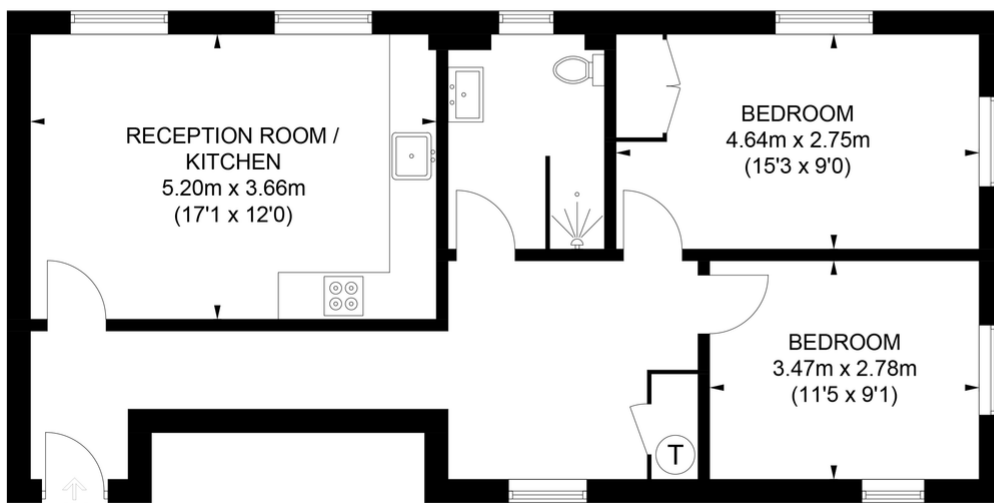
**£420,000**

- Light and airy accomadation
- Excellent location



The accommodation is spacious and light with views in all directions across the neighbouring rooftops. As well as two bedrooms there is a large hall, an ideal space for working from home. The open plan kitchen living room and bathroom are both smart and modern and the flat is in excellent decorative order. The station is a short walk or the bus stop right outside will take you down Brixton hill for the Victoria line. Shops and restaurants are right outside making it a very convenient location.

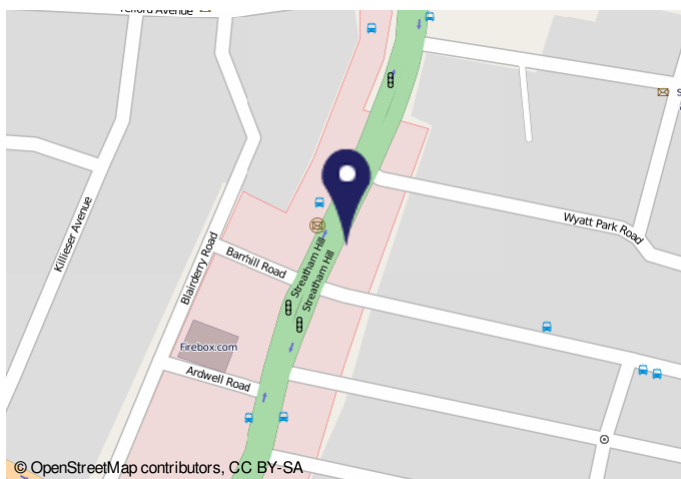
# STREATHAM HILL



**THIRD FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
707 SQ. FT. (65.7 SQ. M.)

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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID650122).



**Energy Performance Certificate**

Flat 12, 45, Streatham Hill LONDON, SW2 4TS  
 Dwelling type: Mid-floor flat  
 Date of assessment: 24 January 2020  
 Date of certificate: 26 January 2020  
 Reference number: 2145-3028-6270-6470-8243  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 62 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:** **£ 2,193**  
**Over 3 years you could save** **£ 1,029**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting	£ 177 over 3 years	£ 177 over 3 years
Heating	£ 1,419 over 3 years	£ 462 over 3 years
Hot Water	£ 695 over 3 years	£ 435 over 3 years
<b>Total</b>	<b>£ 2,193</b>	<b>£ 1,029</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on 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 ratings are A and B. The graph shows the current energy efficiency of your home. The highest 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	£ 651
2. Heat recovery system for shower showers	£565 - £725	£ 81

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444020. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.