

Leigham Vale, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£450,000

- Share of freehold
- Large private garden



A charming ground floor period conversion in excellent condition with a mature and secluded West-facing large private garden. This pretty one-bed flat has a good-sized eat-in kitchen with integrated dishwasher; separate reception room with a working fireplace and bay window; and fitted wardrobes in the bedroom. There is further storage in the cellar, which is also used for utility space. The property benefits from high ceilings and many original period features including ceiling roses and the original stained-glass kitchen door. Streatham Hill and Tulse Hill mainline stations are nearby giving direct access to London Bridge, Victoria and City Thameslink destinations. Close by are the open areas of Hillside Gardens with its tennis courts and outdoor gym as well as Brockwell Park. The property also has a share in the freehold.

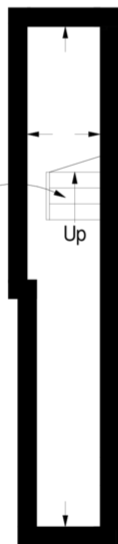
Leigham Vale

Approximate Gross Internal Area
(Excluding Reduced Headroom)
56.8 sq m / 611 sq ft
Cellar = 8.5 sq m / 91 sq ft
Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 66.2 sq m / 712 sq ft

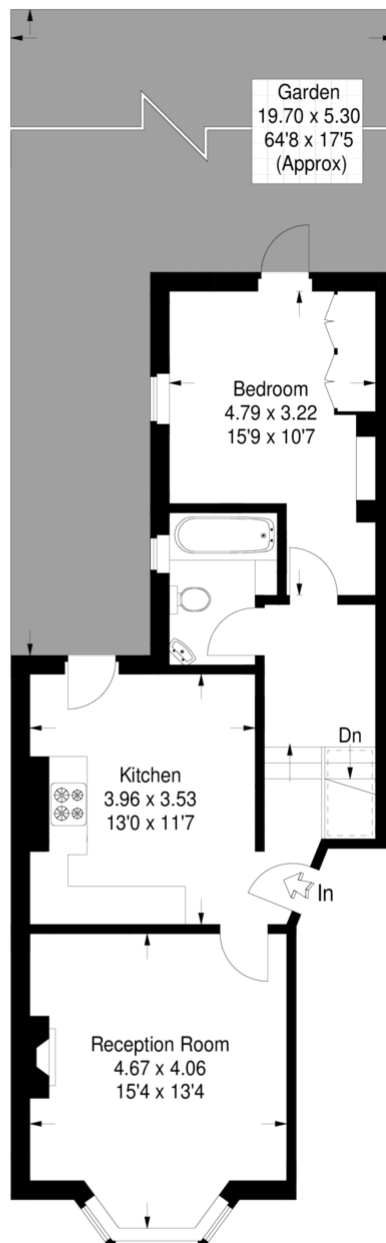
Garden
19.70 x 5.30
64'8 x 17'5
(Approx)



Cellar
7.92 x 1.16
26'0 x 3'10



Cellar



Ground Floor

= Reduced headroom below 1.5 m / 5'0

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. (ID273761)



Energy Performance Certificate

55, Leigham Vale
LONDON
SW16 2JG

Dwelling type: Ground floor flat
Date of assessment: 10 March 2010
Reference number: 8776 0046 0007 7330-1990
Type of assessment: RGSAP - existing dwelling
Total floor area: 47 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on full costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environment Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | | |
|---|---------------------------------|---------------------------------|---------------------------------|
| | Current | Potential | England & Wales |
| Energy use | 361 kWh/m ² per year | 162 kWh/m ² per year | 200 kWh/m ² per year |
| Carbon dioxide emissions | 7.3 tonnes per year | 3.3 tonnes per year | 5.0 tonnes per year |
| Lighting | £26 per year | £26 per year | £26 per year |
| Heating | £26 per year | £26 per year | £26 per year |
| Hot water | £26 per year | £26 per year | £26 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 heating 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 service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.