

## 128 Leigham Court Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£325,000**

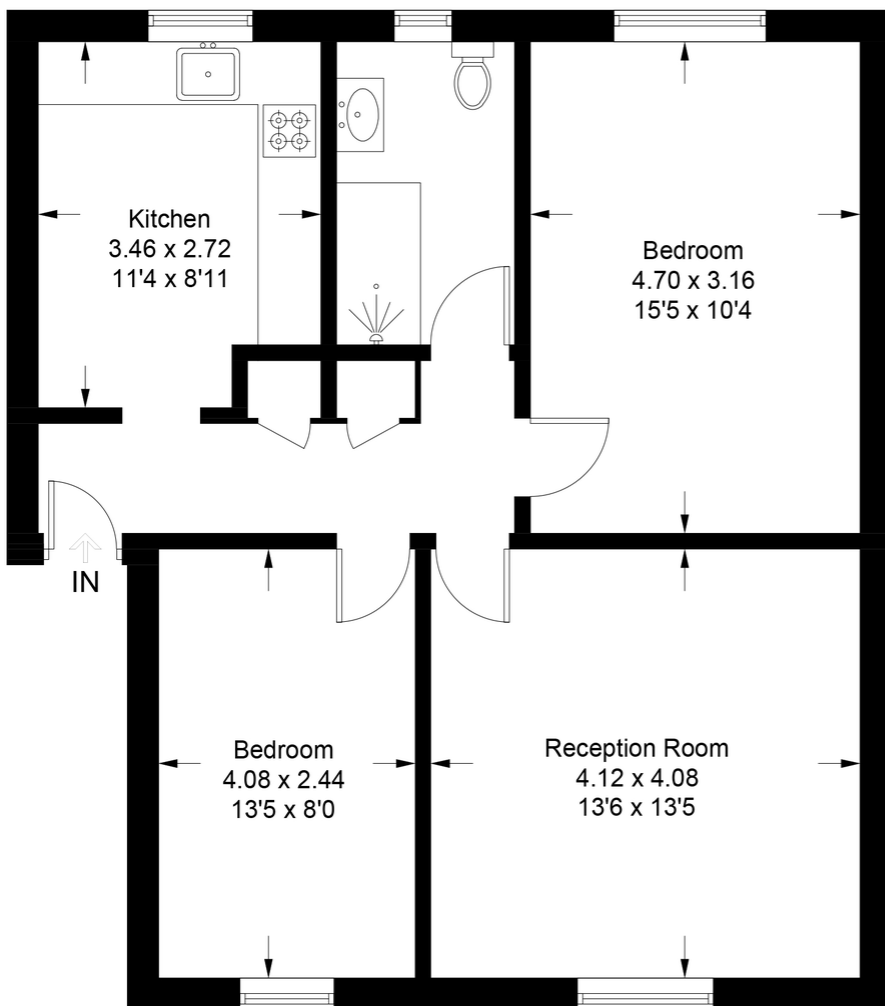
- Beautiful condition
- Stunning views over from both aspects



This beautifully presented two bedroom, top floor apartment has stunning views over London and to the South. The property also comprises eat-in kitchen and separate large reception as well as contemporary bathroom. Mount View is a well maintained block walking distance from Streatham Hill station, the common and numerous bus routes to the City and West End. The flat comes with a share in the freehold, a long lease, communal gardens, parking and communal cycle storage.

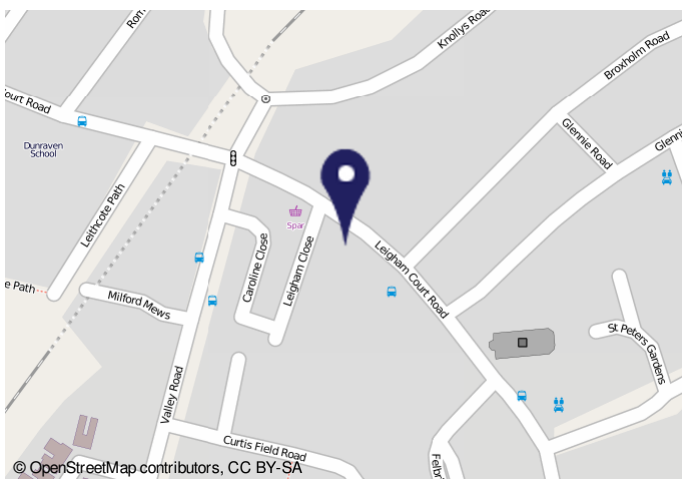
# Mount View

Approximate Gross Internal Area  
65.5 sq m / 705 sq ft



## Third 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. (ID670790)



**Energy Performance Certificate**

Flat 8, Mount View, 128 Leigham Court Road, LONDON, SW19 2RN

Dwelling type: Top-floor flat Reference number: 0676-2811-7887-2690-8661  
 Date of assessment: 19 August 2020 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 27 August 2020 Total floor area: 68 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:** **£ 1,914**  
 Over 3 years you could save **£ 852**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,518 over 3 years	£ 663 over 3 years	You could save <b>£ 852</b> over 3 years
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
<b>Total</b>	<b>£ 1,914</b>	<b>£ 1,059</b>	

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

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 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 60
2. Internal or external wall insulation	£4,000 - £14,000	£ 186

To receive advice on what measures you can take to reduce your energy bills, visit [www.openenergycertificate.org.uk](http://www.openenergycertificate.org.uk) or call freephone 0800 444020. The Energy Dashboard may enable you to track a year's home energy and compare to last.

**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.