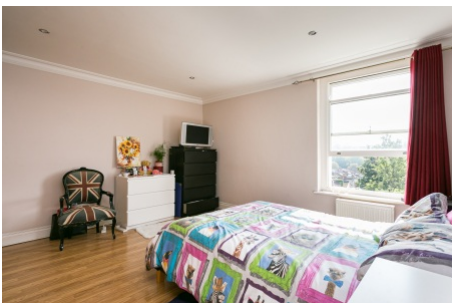


Mount Nod Road, Streatham Hill SW16

Tenure: Borough: Lambeth

£325,000

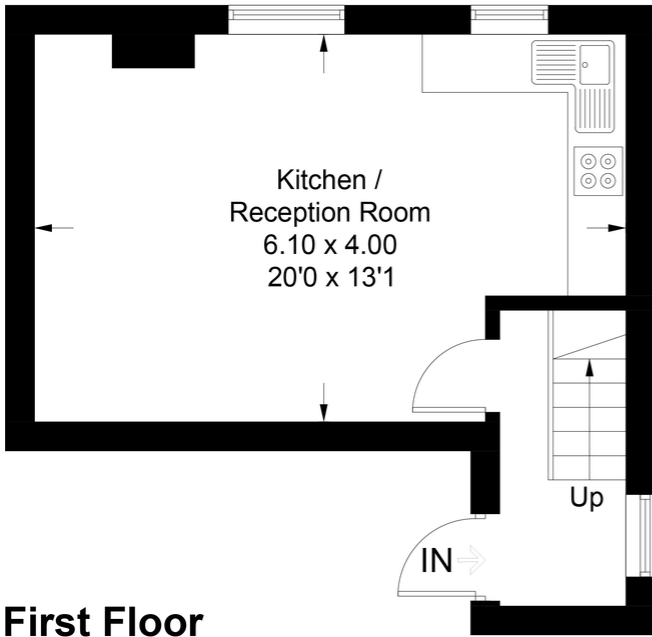
- One bedroom flat
- Split level



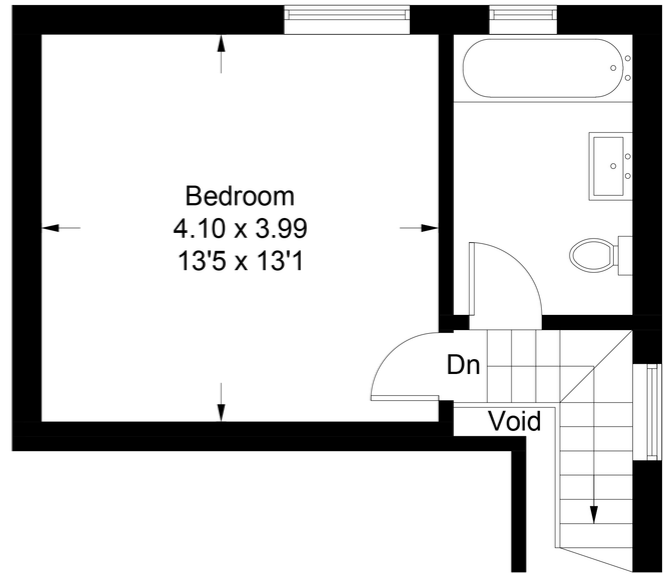
A beautifully presented one bedroom flat in a very smart converted period house. The flat is on the first and second floor and has far reaching roof top views. Both Streatham Hill and Tulse Hill stations are within walking distance and the property is available with no chain.

Mount Nod Road

Approximate Gross Internal Area = 52.2 sq m / 562 sq ft
(Excluding Void)



First Floor



Second 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. (ID672607)



Energy Performance Certificate			
Energy Efficiency Rating A (Green) B (Light Green) C (Yellow-Green) D (Yellow) E (Orange) F (Red-Orange) G (Red)		Environmental Impact (CO₂) Rating A (Green) B (Light Green) C (Yellow-Green) D (Yellow) E (Orange) F (Red-Orange) G (Red)	
Current: D (63) Potential: C (70)		Current: D (63) Potential: C (70)	
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home			
Energy use	304 kWh/year per year	384 kWh/year per year	384 kWh/year per year
Carbon dioxide emissions	2.8 tonnes per year	2.2 tonnes per year	2.2 tonnes per year
Lighting	£50 per year	£25 per year	£25 per year
Heating	£347 per year	£300 per year	£300 per year
Hot water	£50 per year	£50 per year	£50 per year

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.