

## Streatham Court, Streatham High road SW16

Tenure: Share of Freehold Borough: Lambeth

**£425,000**

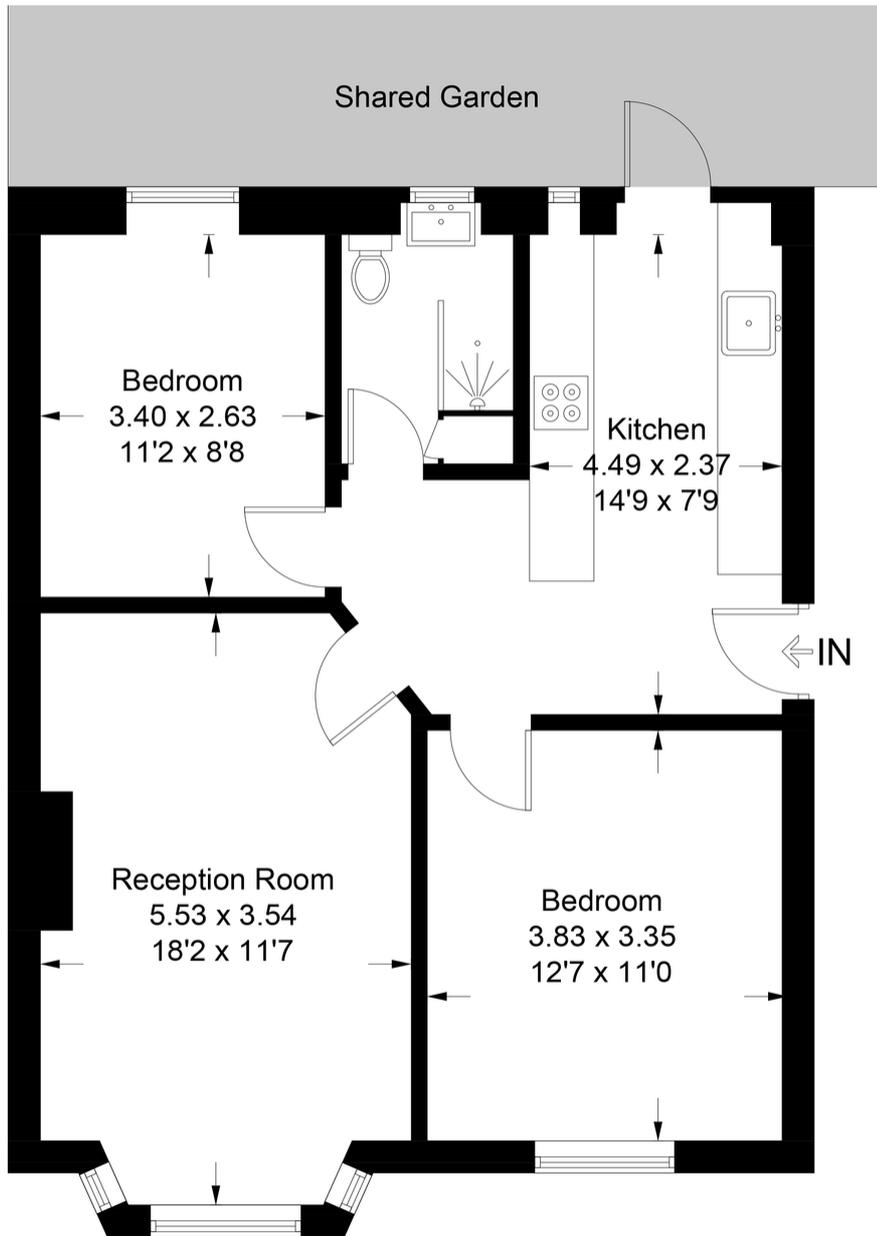
- Two bedroom flat
- Excellent central location



An attractive two bedroom flat in this popular period mansion block. It is in a fantastic location for access to the excellent rail links of Streatham Hill and its growing number of bars and restaurants as well as being one of the few period buildings of its type set back from the High Road in a gated development. There is a separate kitchen and bathroom and the property is well presented throughout. The owners have cultivated and maintained an area of the communal gardens accessed from the kitchen.

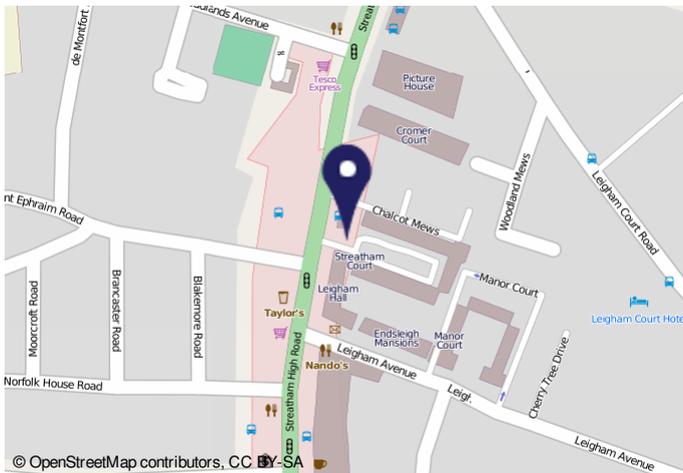
# Streatham Court

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft



## Ground 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. (ID682589)



| Energy Performance Certificate   |  |
|--|--|
| 1 Streatham Close<br>Leigham Court Road<br>Streatham<br>S16 2PQ  |  |
| Dwelling type:   | Ground floor flat  |
| Date of assessment:  | 25 June 2014   |
| Date of certificate:   | 25 June 2014   |
| Balance number:  | 2129-087-0206-7070-2904  |
| Type of assessment:  | RMSAP - existing dwelling  |
| Total floor area:  | 70m <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.   |  |
| <b>Energy Efficiency Rating</b>  |  |
| Current: <b>B</b>  | Potential: <b>B</b>  |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>  |  |
| Current: <b>D</b>  | Potential: <b>D</b>  |
| 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 energy bills will be.  |  |
| The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating, the less impact the home has on the environment.  |  |
| <b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>   |  |
| Energy use   | Current: 261 kWh/m <sup>2</sup> per year<br>Potential: 202 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions   | Current: 2.8 tonnes per year<br>Potential: 2.4 tonnes per year                         |
| Lighting   | Current: £38 per year<br>Potential: £38 per year                                       |
| Heating  | Current: £142 per year<br>Potential: £102 per year                                     |
| Hot water  | Current: £142 per year<br>Potential: £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 running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Prospective buyers and tenants are advised to check the actual fuel bills and carbon emissions for their own home. The figures do not include the impact of the same user or occupancy patterns, such as 1. higher use of the hot water system, 2. higher use of the hot water system, 3. higher use of the hot water system. |  |
| 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 is a guide and may not be the most energy-efficient product on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your energy saving 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.