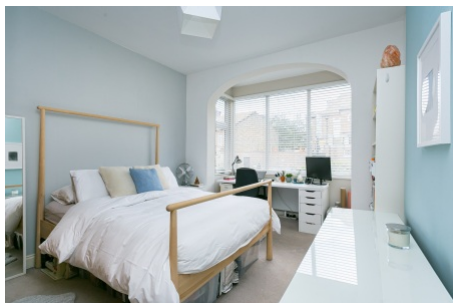


## Babington Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£450,000**

- Two bedrooms
- Split-level

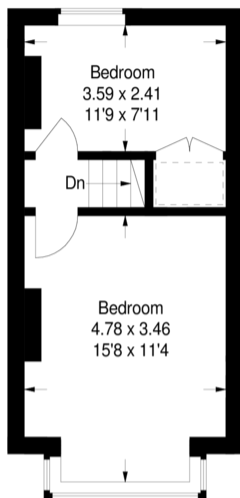


This beautifully presented split-level two bedroom conversion flat is located just moments from Streatham Station, the brilliant HUB development, the excellent Manor Arms and the lovely weekend Street market on Babington Road.

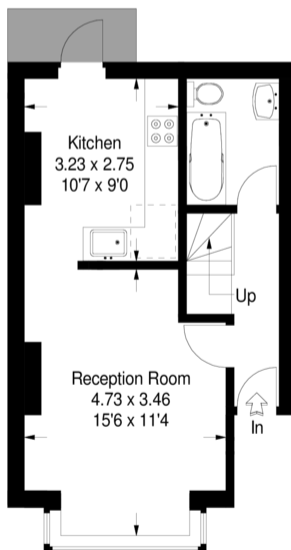
The flat itself has two well-sized bedrooms with plenty of built-in storage, a stunning and large bathroom, a spacious reception and separate contemporary kitchen with small outside access.

# Babington Road

Approximate Gross Internal Area (Excluding Reduced Headroom)  
 60.6 sq m / 652 sq ft  
 Reduced Headroom = 1.7 sq m / 18 sq ft  
 Total = 62.3 sq m / 670 sq ft



Upper Ground Floor



Lower 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. (ID205450)



Energy Performance Certificate			
5a Babington Road, LONDON, SW16 6AP		Reference number: 0393-3862-6769-6362-4015	
Dwelling type: Ground floor flat		Type of assessment: SAP, new dwelling	
Date of assessment: 12 June 2012		Total floor area: 62 m <sup>2</sup>	
Date of certificate: 12 June 2012			
Use this document to:			
* Compare current energy of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 4,137
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 804 over 3 years	£ 804 over 3 years	
Hot water	£ 224 over 3 years	£ 224 over 3 years	Not applicable
<b>Totals</b>	<b>£ 4,137</b>		
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and consoles, and any electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	
Energy Efficiency Rating	D	C	
Energy Efficiency Rating	D	C	
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The average energy efficiency rating for a dwelling in England and Wales is band G (rating 5).			
The graph shows the current energy efficiency of your home.			

**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.