

## Beechcroft Close, Streatham SW16

Tenure: Borough: Lambeth

**£325,000**

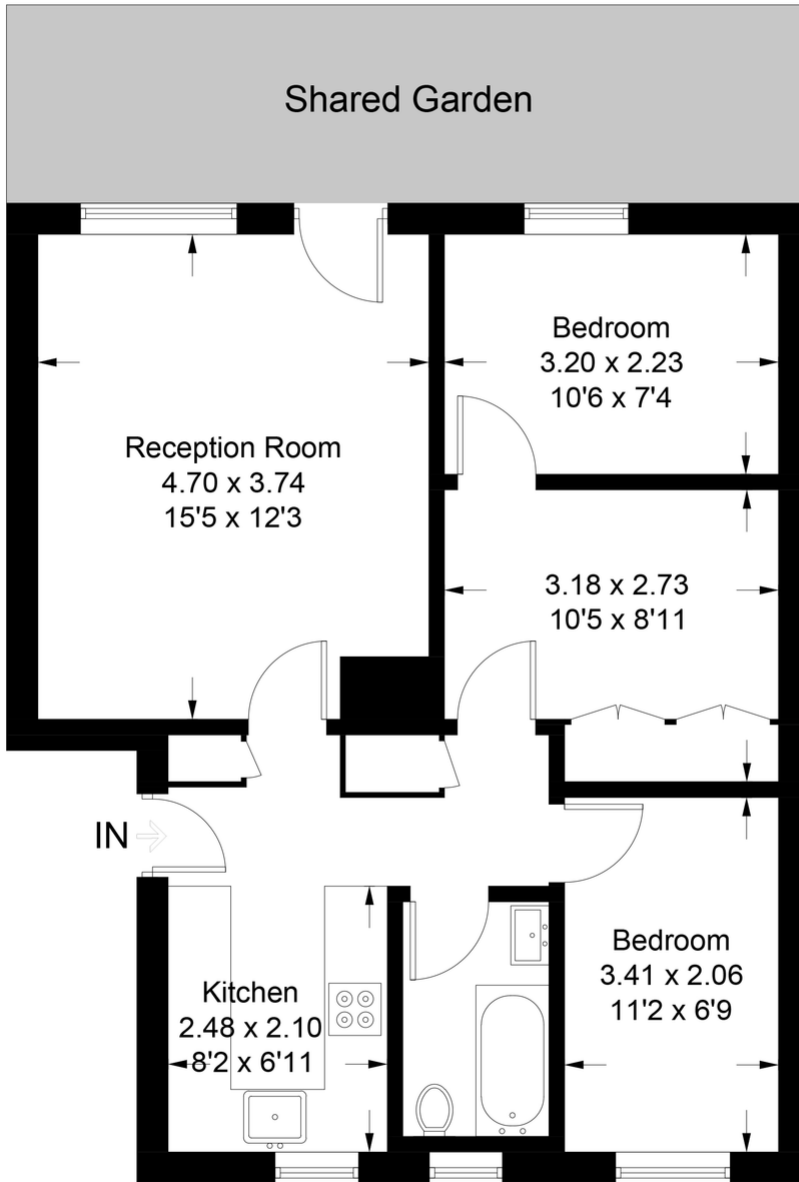
- Spacious two bedroom flat
- No Chain



The flat is a short walk from both the common and the High Road where there are large supermarkets, the Hub leisure development and well regarded pubs. Many bus routes run to various areas of the city from the nearby bus station and both Streatham and Streatham Common stations are within easy reach offering alternative routes into the city, Victoria, London Bridge and Clapham Junction.

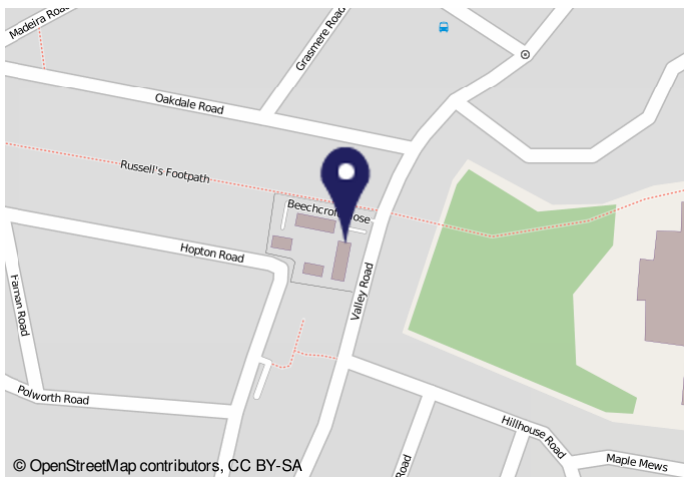
# Beechcroft Close

Approximate Gross Internal Area = 57.5 sq m / 619 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. (ID685940)



**Energy Performance Certificate** HM Government

21, Beechcroft Close, Valley Road, LONDON, SW16 2EW  
 Dwelling type: Ground floor flat Reference number: 0750-2884-6122-6091-0125  
 Date of assessment: 14 February 2019 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 14 February 2019 Total floor area: 54 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:** **£ 1,461**  
**Over 3 years you could save** **£ 396**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 109 over 3 years	You could save <b>£ 396</b> over 3 years
Heating	£ 963 over 3 years	£ 675 over 3 years	
Hot Water	£ 261 over 3 years	£ 201 over 3 years	
<b>Total</b>	<b>£ 1,461</b>	<b>£ 985</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include or 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 standard 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 Cavity wall insulation	£300 - £1,300	£ 64
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 64
3 Low energy lighting for all fixed outlets	£30	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.stromenergyadvice.org.uk](http://www.stromenergyadvice.org.uk) or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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**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.