

Beechcroft Close, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£350,000

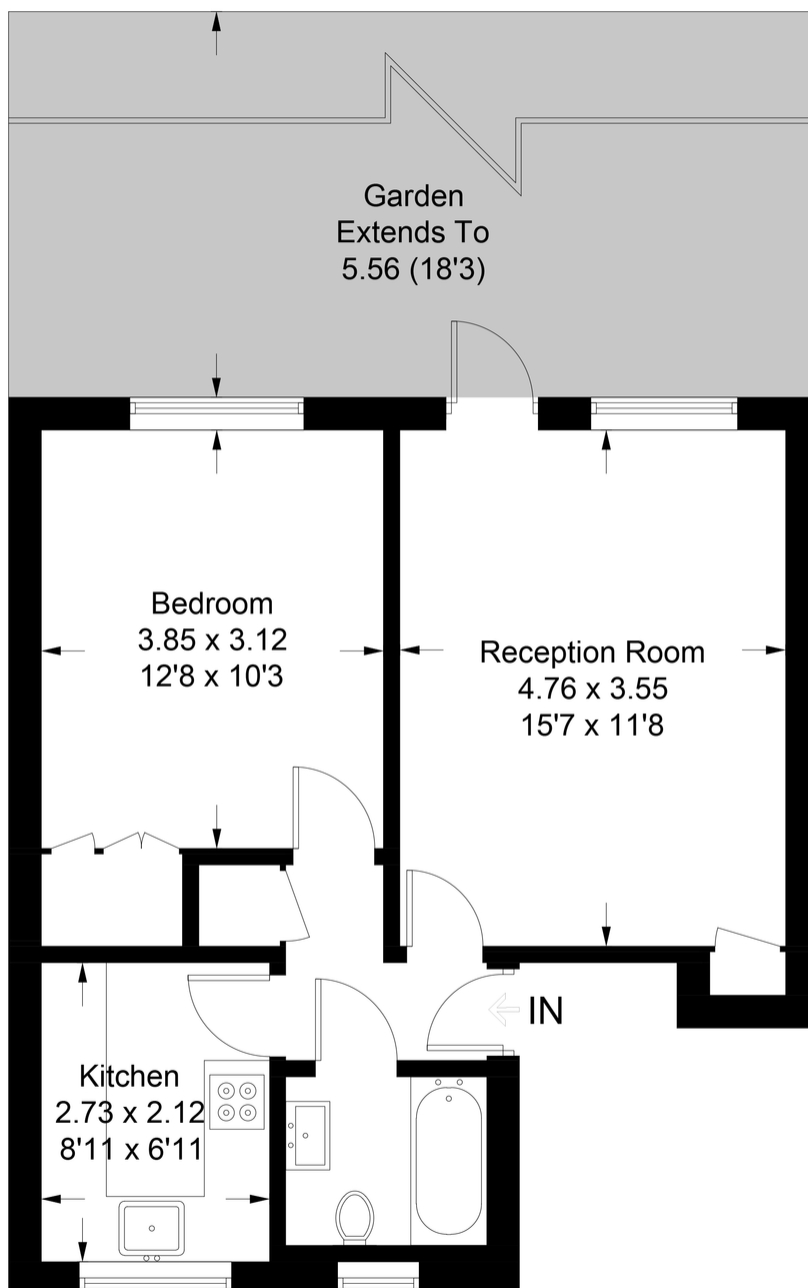
- Lovely private garden and private parking
- Large double bedroom



The flat has a large double bedroom and a spacious reception room which overlooks and gives access to the lovely south-facing private garden and parking space. This type of flat is rarely available to the market. 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.

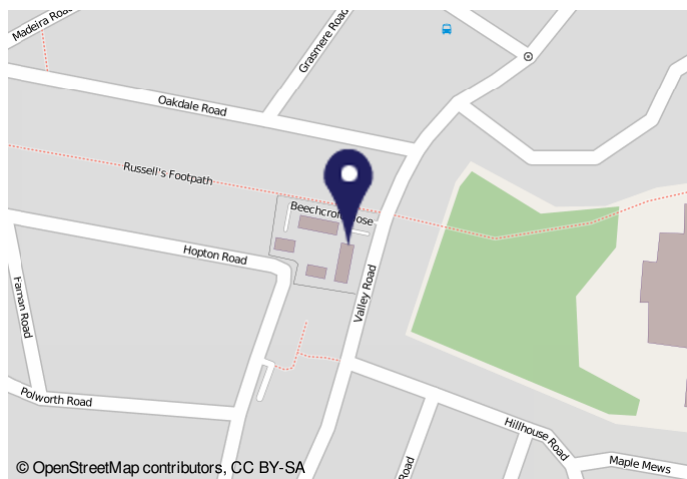
Beechcroft Close

Approximate Gross Internal Area = 44.6 sq m / 480 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. (ID687366)



Energy Performance Certificate

46, Beechcroft Close, Valley Road, LONDON, SW16 2EW
 Dwelling type: Ground floor flat Reference number: 0377-2625-7813-2190-8725
 Date of assessment: 15 September 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 18 September 2020 Total floor area: 43 m²

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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 1,431	£ 1,899	£ 366

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 116 over 3 years	£ 2 over 3 years
Heating	£ 1,065 over 3 years	£ 729 over 3 years	£ 336 over 3 years
Hot Water	£ 252 over 3 years	£ 222 over 3 years	£ 30 over 3 years
Total	£ 1,431	£ 1,899	£ 366

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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 highest 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 EPC rating shown 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 measure	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£300 - £1,300	£ 53
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 111
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 99

For more information about energy use and how to reduce your energy bills, visit www.gov.uk/energy-efficiency or call telephone 0800 444222. This Green Deal may enable you to make your home warmer and cheaper to run.

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.