

Braxted Park, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- Two double bedrooms
- Private south-west facing garden



A lovely two double bedroom ground floor garden flat on one of the premier roads in the area. The flat is in excellent decorative order with a large reception room and two good double bedrooms. Close to Streatham and Streatham Common stations as well as the common and a large supermarket. No onward chain.

Braxted Park

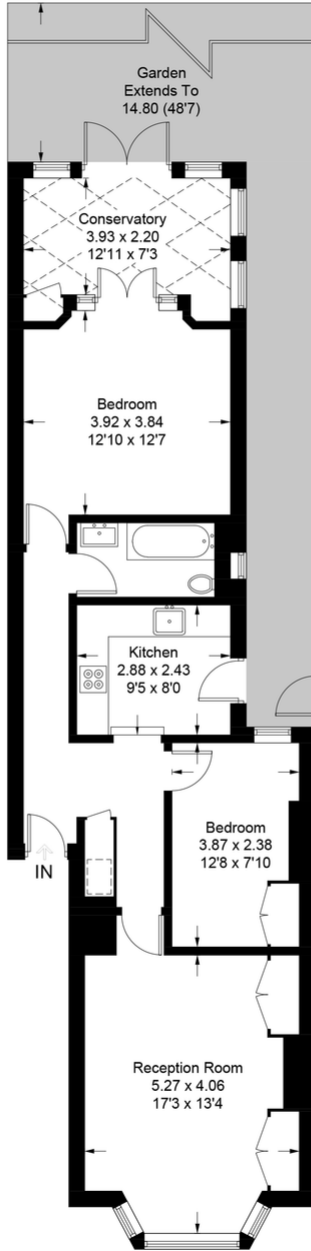
Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

Reduced Headroom = 0.4 sq m / 4 sq ft

Total = 80.2 sq m / 863 sq ft

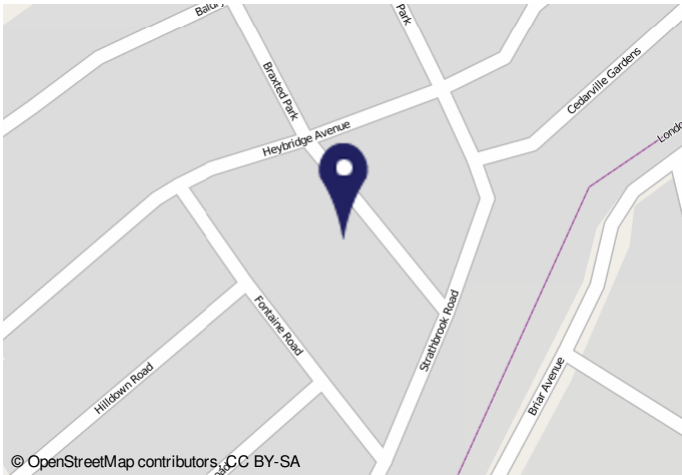


= Reduced headroom below 1.5m / 5'0"



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. (ID687694)



Energy Performance Certificate

Flat 1, 52 Braxted Park, LONDON, SW16 3AU
 Dwelling type: Ground floor flat
 Date of assessment: 16 November 2016
 Date of certificate: 17 November 2016

Reference number: 8091-8564-7626-1067-2963
 Type of assessment: RdSAP existing dwelling
 Total floor area: 66 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
Over 3 years you could save	£ 3,192	£ 1,674

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 144 over 3 years	You could save £ 1,674 over 3 years
Heating	£ 2,637 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 333 over 3 years	£ 297 over 3 years	
Total	£ 3,192	£ 1,674	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

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 recommended measures in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 99	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 264	✓
3 Draught proofing	£60 - £120	£ 24	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (local area rates). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.