

3 Grasmere Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£500,000

- Unusually large first floor flat of 950 square feet
- Attractive shared garden



This is a very large flat with a great feeling of space from large rooms and high ceilings. There are large newly replaced picture windows and the flat has great charm and character from original features and has use of a lovely shared garden. The flat is close to the amenities of Streatham high road and both stations giving alternative routes into the city or many bus routes on the high road. Streatham Common, the famed landscaped gardens of the Rookery and the revamped children's play area are all close at hand too.

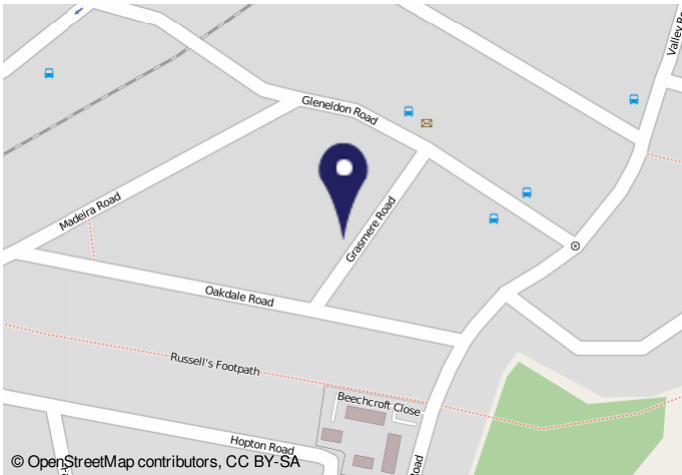
Grasmere Road

Approximate Gross Internal Area
88.2 sq. m / 949 sq. ft.



First Floor

This plan is for broad 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. (CR00017)



Energy Performance Certificate

Flat 2, 3 Grasmere Road
LONDON
SW16 2DA

Dwelling type: Mid-floor flat
Date of assessment: 09 November 2010
Date of certificate: 09 November 2010
Reference number: 998-2818-6388-840-4995
National number: RUSAP, existing dwelling
Type of assessment: RUSAP, existing dwelling
Total floor area: 87 sq m

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	C	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	297 kWh/m ² per year	290 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.2 tonnes per year
Lighting	£98 per year	£47 per year
Heating	£682 per year	£592 per year
Hot water	£151 per year	£197 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, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations need only be given to the Energy Search Tools to provide you with information on improving your dwelling's energy 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.