

Romeyn Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£425,000

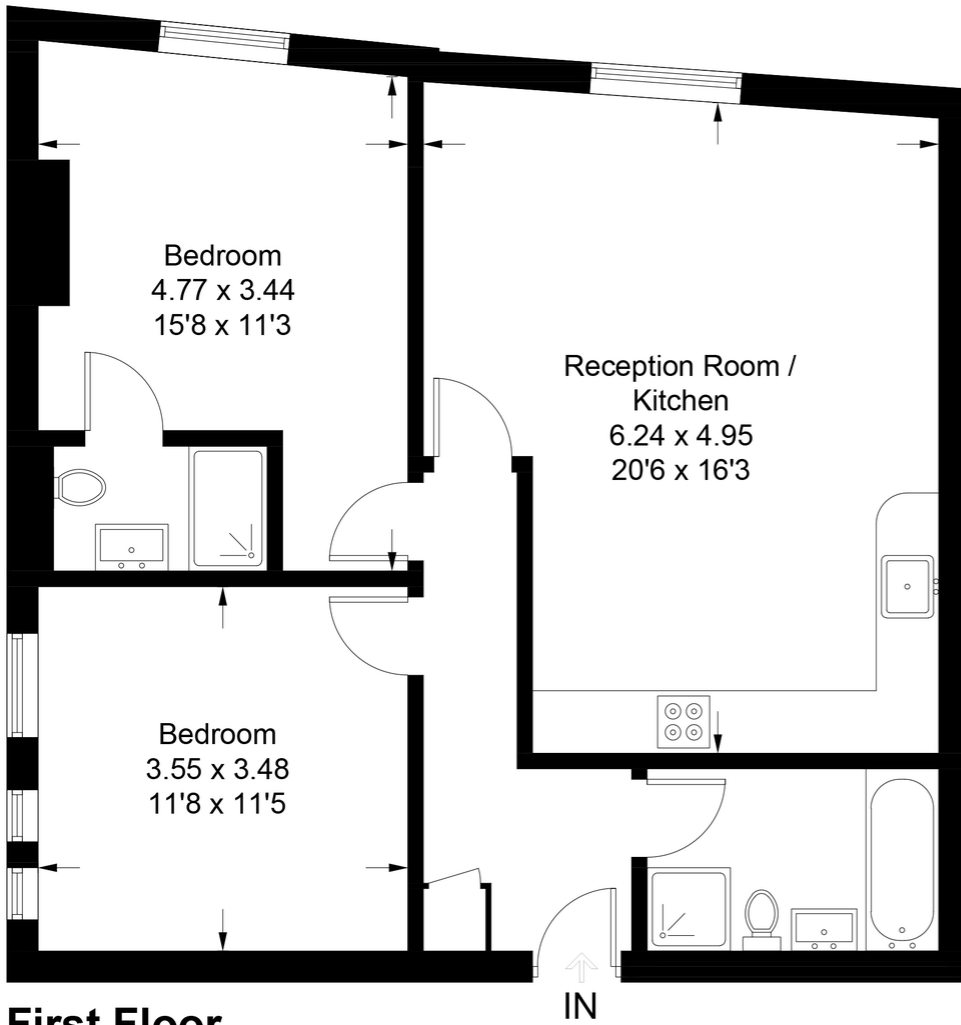
- Two bedrooms, Two bathrooms
- Incredibly quiet side street



A lovely two bedroom, two bathroom modern apartment in this attractive building a short walk from Tulse Hill and Streatham Hill stations offering excellent rail links to the City and West End. The flat has a huge, open-plan kitchen and reception and is in excellent condition throughout. Romeyn Road is a very quiet side street with available on-street parking in close proximity to an array of shops, bars and restaurants.

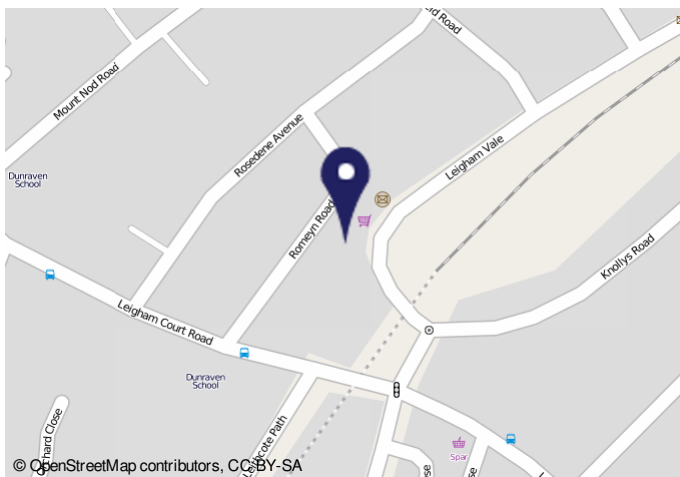
Romeyn Road

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



First 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. (ID692940)



Energy Performance Certificate

Flat 14, 26, Romeyn Road, LONDON, SW16 2NU
 Dwelling type: Mid-floor flat
 Date of assessment: 16 July 2020
 Date of certificate: 16 July 2020
 Reference number: 5268-5012-7223-7610-0244
 Type of assessment: RdSAP existing dwelling
 Total floor area: 76 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 1,179	£ 189	£ 990

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 207 over 3 years	£ 207
Heating	£ 522 over 3 years	£ 540 over 3 years	£ 18
Hot Water	£ 243 over 3 years	£ 243 over 3 years	£ 0
Total	£ 1,179	£ 990	£ 189

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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 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. Low energy lighting for all fixed outlets	£35	£ 158

To receive advice on what measures you can take to reduce your energy bills, visit www.openenergycertificate.org.uk or call Response 0800 44222. The 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.