

## Norfolk House Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

**£600,000**

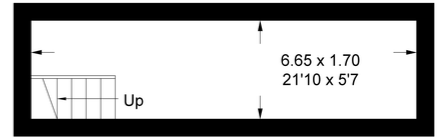
- Stunning two bedroom garden flat
- Reception room and kitchen dining room



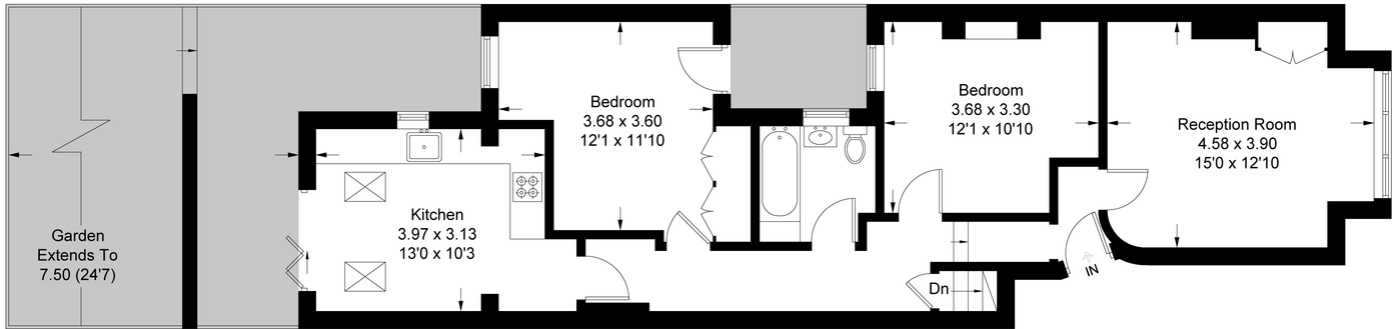
This is a larger than average two bedroom garden flat with superb kitchen dining room which overlooks and leads to the south facing private rear garden. The road is a quiet residential one, but directly off the main thoroughfare of shops bars and restaurants, as well as bus routes into the city providing an alternative to Streatham Hill station which is direct to London Bridge, Clapham Junction and Victoria.

# Norfolk House Road

Approximate Gross Internal Area  
83.8 sq m / 902 sq ft

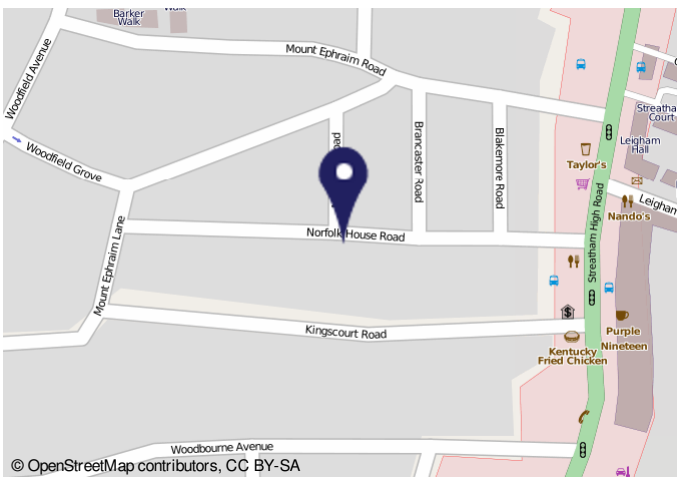


Cellar



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. (ID694087)



**Energy Performance Certificate**

Ground Floor Flat, 56 Norfolk House Road, LONDON, SW16 5JH  
 Dwelling type: Ground floor flat Reference number: 8113-7628-9560-6325-6922  
 Date of assessment: 25 August 2017 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 27 August 2017 Total floor area: 78 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 installing improvement measures

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 165 over 3 years	£ 165 over 3 years
Heating	£ 1,278 over 3 years	£ 711 over 3 years
Hot Water	£ 559 over 3 years	£ 314 over 3 years
<b>Total</b>	<b>£ 1,702</b>	<b>£ 1,190</b>

Over 3 years you could save **£ 558**

**Estimated energy costs of this home**

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Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 1,278 over 3 years	£ 711 over 3 years	You could save <b>£ 558</b> over 3 years
Hot Water	£ 559 over 3 years	£ 314 over 3 years	
<b>Total</b>	<b>£ 1,702</b>	<b>£ 1,190</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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 higher the rating the lower your fuel bills are likely to be. 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 apparent 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. Internal or external wall insulation	£4,000 - £14,000	£ 561

To receive advice on what measures you can take to reduce your energy bills, visit [www.compareenergy.org.uk](http://www.compareenergy.org.uk) or call Response 0800 442022. 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.