

Fawcett Close, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£350,000

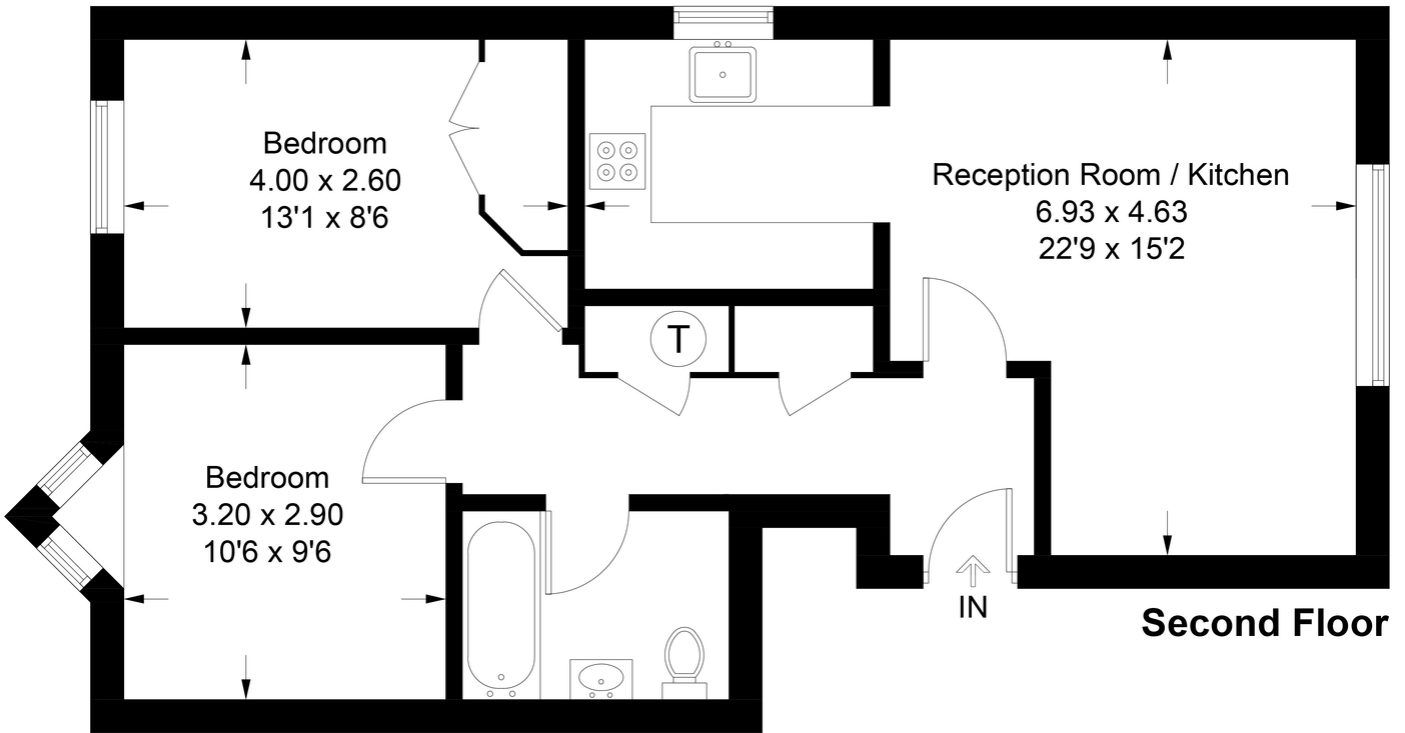
- Attractive private development
- Moments from Streatham common



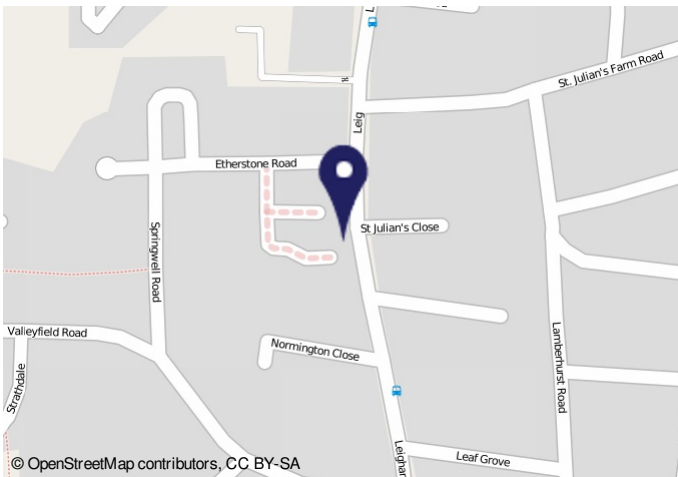
This lovely two double bedroom apartment offers a large reception room, separate kitchen and is bright and well presented throughout. Streatham Common is close by, there are excellent bus routes and the choice of Streatham, Streatham Hill or West Norwood stations for rail travel. The flat comes with allocated parking and is sold with a long leasehold. Fawcett close is a lovely, well-maintained private development in a quiet side-street.

Fawcett Close

Approximate Gross Internal Area
58.0 sq m / 624 sq ft



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. (ID694088)



Energy Performance Certificate

22, Fawcett Close, LONDON, SW16 2DU
Dwelling type: 1st/2nd floor flat
Date of assessment: 28 April 2017
Date of certificate: 29 April 2017
Reference number: 0475-2968-8345-8523-8811
Type of assessment: RdSAP existing dwelling
Total floor area: 58 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	£ 1,716	Potential costs	£ 1,716
Over 3 years you could save	£ 117	Over 3 years you could save	£ 117

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 160 over 3 years	You could save £ 117 over 3 years
Heating	£ 1,077 over 3 years	£ 1,032 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
Total	£ 1,716	£ 1,589	

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

Energy efficient: lower ratings are better	Current	Potential
Energy rating (A-G)	G	B
Energy rating (A-G)	G	B
Energy rating (A-G)	G	B
Energy rating (A-G)	G	B
Energy rating (A-G)	G	B
Energy rating (A-G)	G	B
Energy rating (A-G)	G	B

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 of your home 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. Low energy lighting for all fixed outlets	£20	£ 65
2. High heat retention storage heaters	£1,200 - £1,800	£ 72

To receive advice on other measures you can take to reduce your energy bills, visit www.energy.gov.uk or call Freephone 0800 444022. The Crown Copyright. See www.gov.uk for more information.

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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.