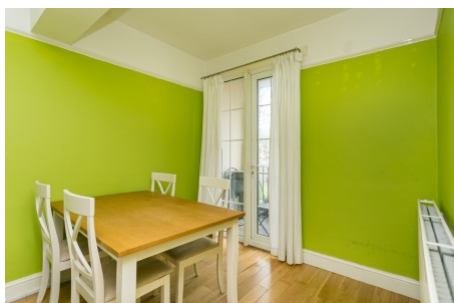


Leigham Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£400,000

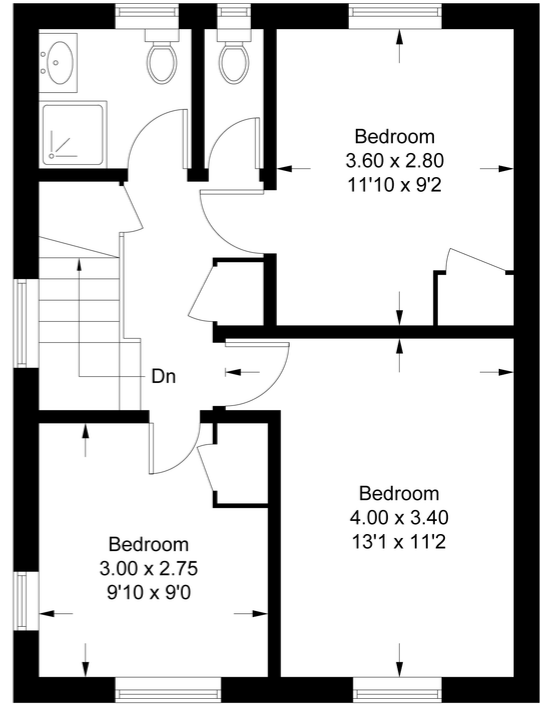
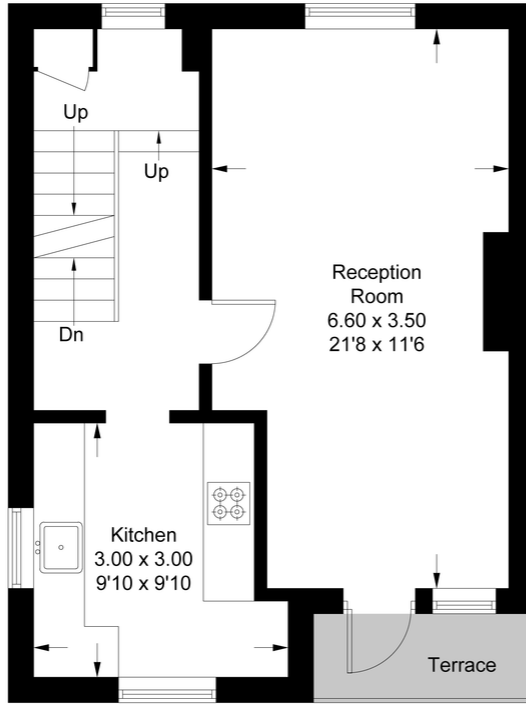
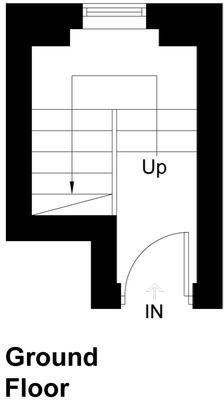
- Approx 949sq ft of living space
- Three large bedrooms



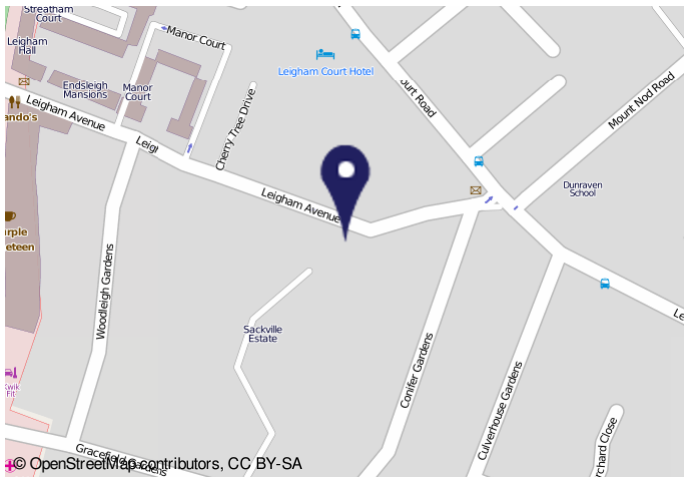
This generously sized three bedroom flat is offered to the market with no onward chain. The purpose built Mansion House comprises of only 6 apartments. The property has a private ground floor entrance leading up to an eat in kitchen and a large double reception room with a balcony overlooking the communal gardens. The second floor has three generously sized true double bedrooms. Leigham Avenue is moments from Streatham High Street and its wealth of shops, bars and restaurants and only a short walk from the three Streatham rail stations.

Bertrand House

Approximate Gross Internal Area
88.2 sq m / 949 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. (ID694089)



Energy Performance Certificate

Flat 6 Bertrand House
Leigham Avenue
SW18 2TZ

Dwelling type: Top-floor maisonette
Date of assessment: 10 August 2011
Reference number: 2011-001-0248-0259-1990
Type of assessment: SAP
Total floor area: 84 m²

This home's performance is rated in terms of the 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
D	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	222 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.3 tonnes per year
Lighting	£64 per year	£47 per year
Heating	£565 per year	£373 per year
Hot water	£102 per year	£86 per year

You could save up to £194 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 assumptions (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 impact of the fuels used for cooking or heating 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.

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.