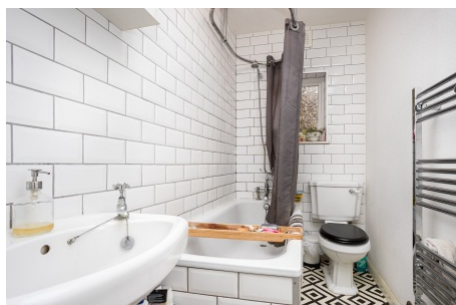


Braxted Park , Streatham SW16

Tenure: Leasehold Borough: Lambeth

£320,000

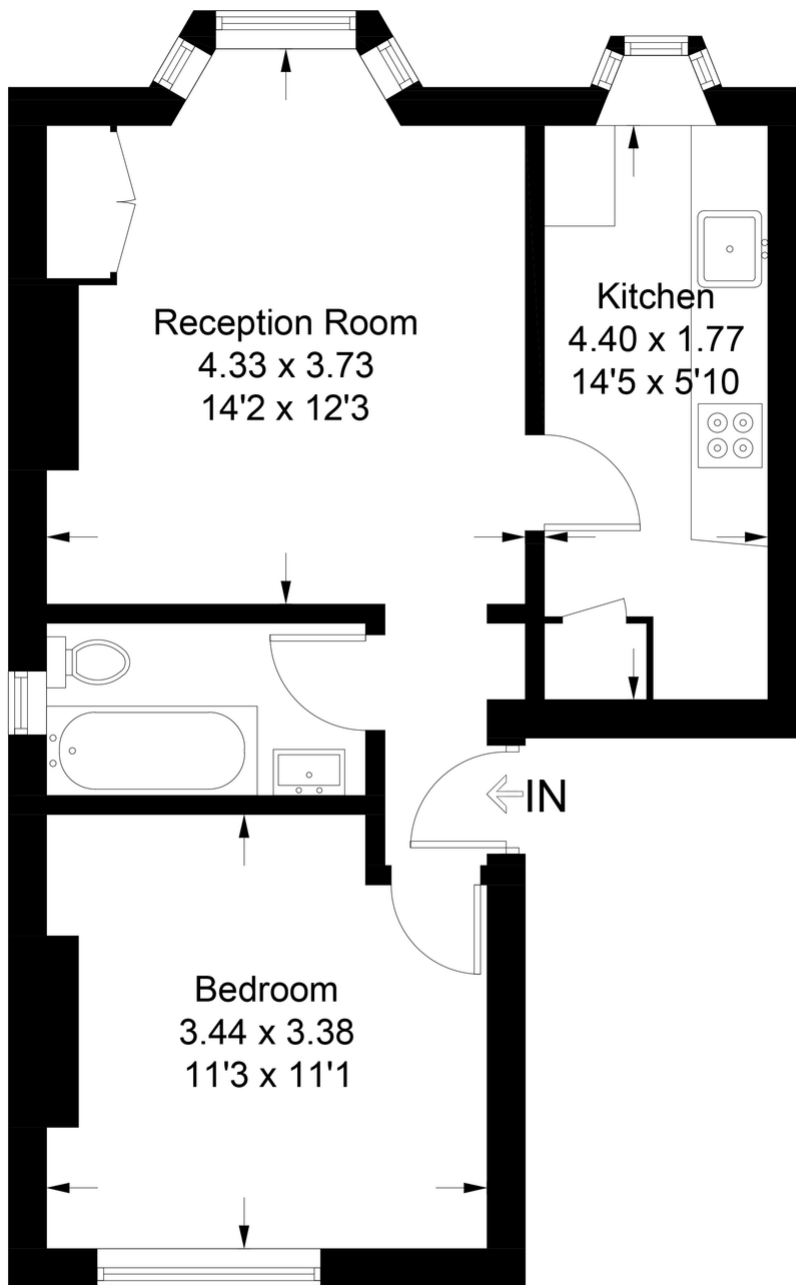
- **Lovely Edwardian conversion**
- **First floor**



A beautifully presented one bedroom flat on Braxted Park. The flat comprises large and bright reception room, kitchen fitted with appliances, large double bedroom and tiled bathroom. This property benefits from being within close proximity to Streatham Common and Streatham BR, the amenities of the High Road and bright open spaces of the Common & Rookery. The flat is sold chain free.

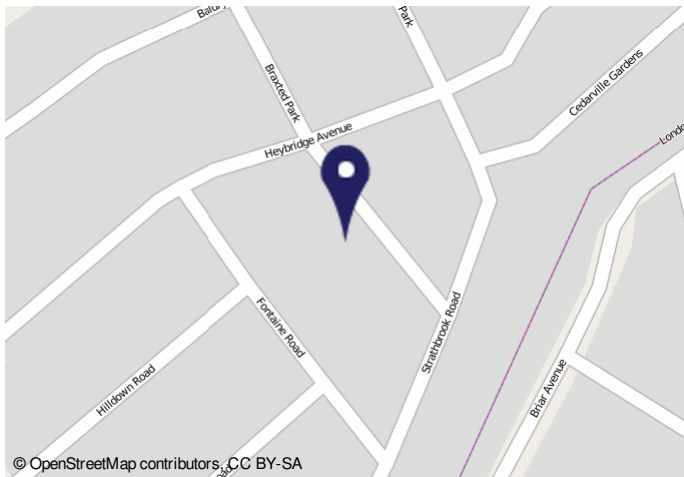
Braxted Park

Approximate Gross Internal Area = 41.2 sq m / 443 sq ft



Second 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. (ID699185)



Energy Performance Certificate

Flat 3, 52 Braxted Park, LONDON, SW16 3AU
 Dwelling type: Mid-floor flat
 Date of assessment: 28 April 2015
 Date of certificate: 28 April 2015
 Reference number: 0751-2858-7342-8625-1761
 Type of assessment: RdSAP existing dwelling
 Total floor area: 38 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	£ 2,223
Over 3 years you could save	£ 1,269

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 81 over 3 years	You could save £ 1,269 over 3 years
Heating	£ 1,473 over 3 years	£ 576 over 3 years	
Hot Water	£ 588 over 3 years	£ 207 over 3 years	
Total	£ 2,223	£ 864	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water 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 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	£ 672
2. Draught proofing	£80 - £120	£ 12
3. Low energy lighting for all fixed outlets	£25	£ 68

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, use more green energy, or to reduce your carbon footprint, call 0800 543 244 (textphone) or visit www.gov.uk. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.