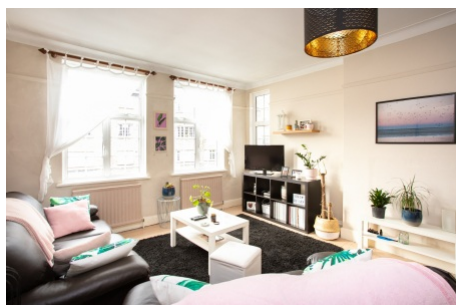


Endsleigh Mansions, Streatham Hill SW16

Tenure: Borough: Lambeth

£450,000

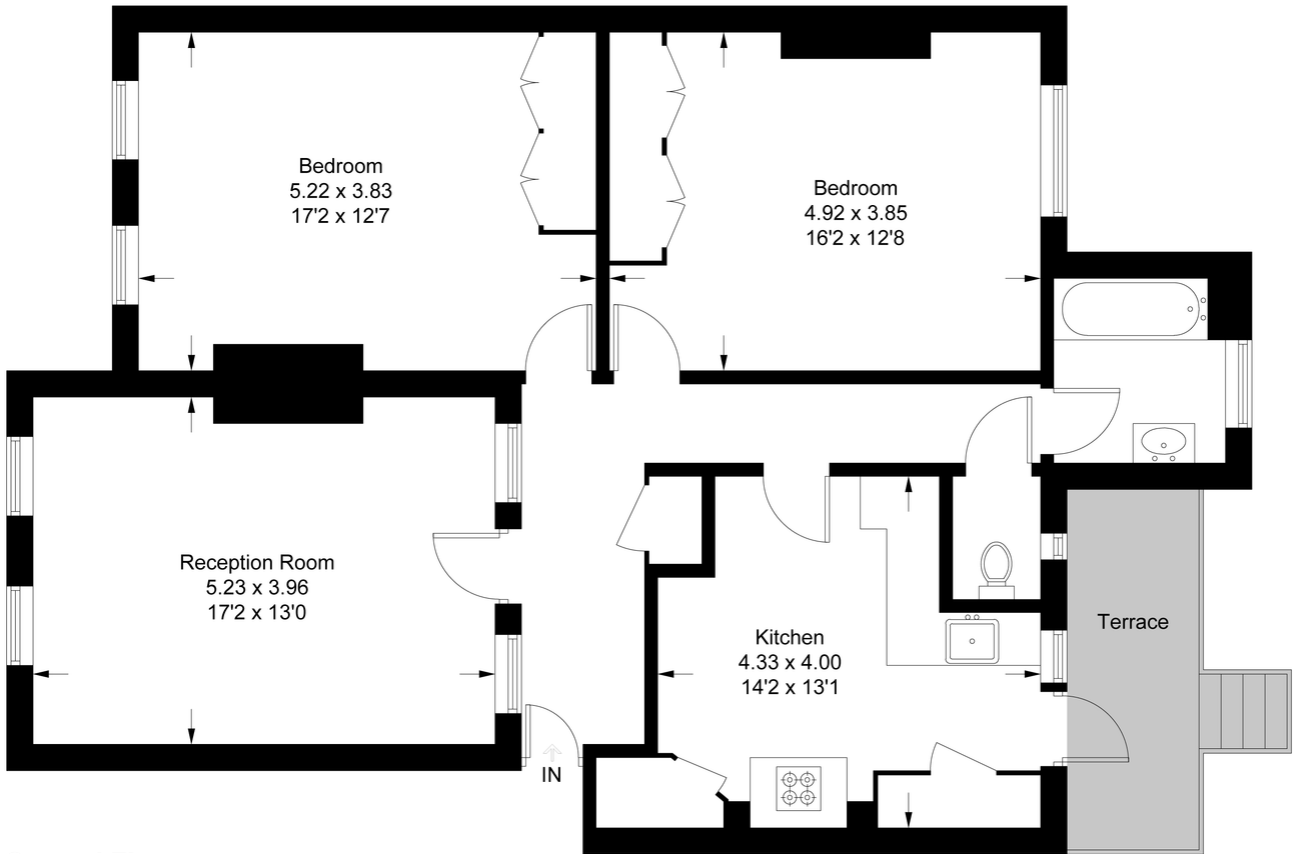
- Extremely spacious mansion flat
- Beautifully presented



A huge two double bedroom purpose-built apartment on the upper floors of this attractive mansion building on Leigham Avenue. The rooms are all very large with lots of natural light and include a large kitchen-diner and spacious reception. The block is on a quiet side-street off the high road so relatively quiet but still on the doorstep of the excellent local shops, bars and restaurants. It is being sold with no onward chain and long leasehold.

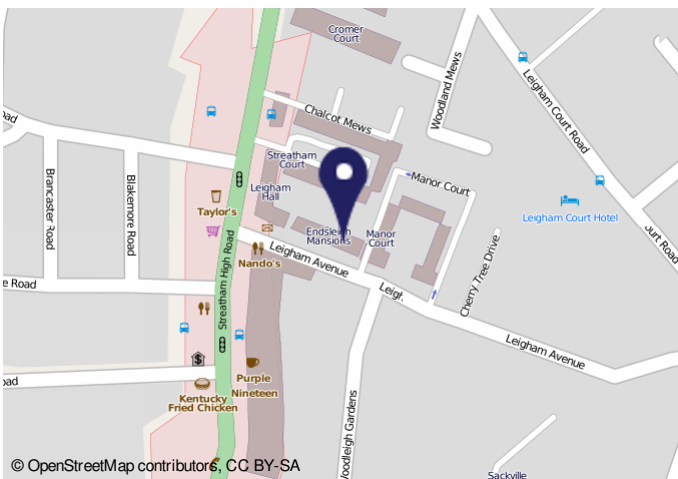
Endsleigh Mansions

Approximate Gross Internal Area
97.2 sq m / 1046 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. (ID701327)



Energy Performance Certificate

Flat 23, Endsleigh Mansions, Leigham Avenue, LONDON, SW16 2DP
 Dwelling type: Mid-floor flat Reference number: 8915-8725-4760-7619-3222
 Date of assessment: 21 May 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 22 May 2020 Total floor area: 102 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 installing improvement measures

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 2,034	£ 651	You could save £ 651 over 3 years
Lighting	£ 276 over 3 years	£ 276 over 3 years	
Heating	£ 1,488 over 3 years	£ 834 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
Total	£ 2,034	£ 1,380	

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	Current	Potential
Energy Efficiency Rating (EPC)	D	C

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 shown 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	£ 651

To receive advice on what measures you can take to reduce your energy bills, visit www.compareenergy.org.uk or call Response 0800 444222. 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.