

Hopton Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £375,000

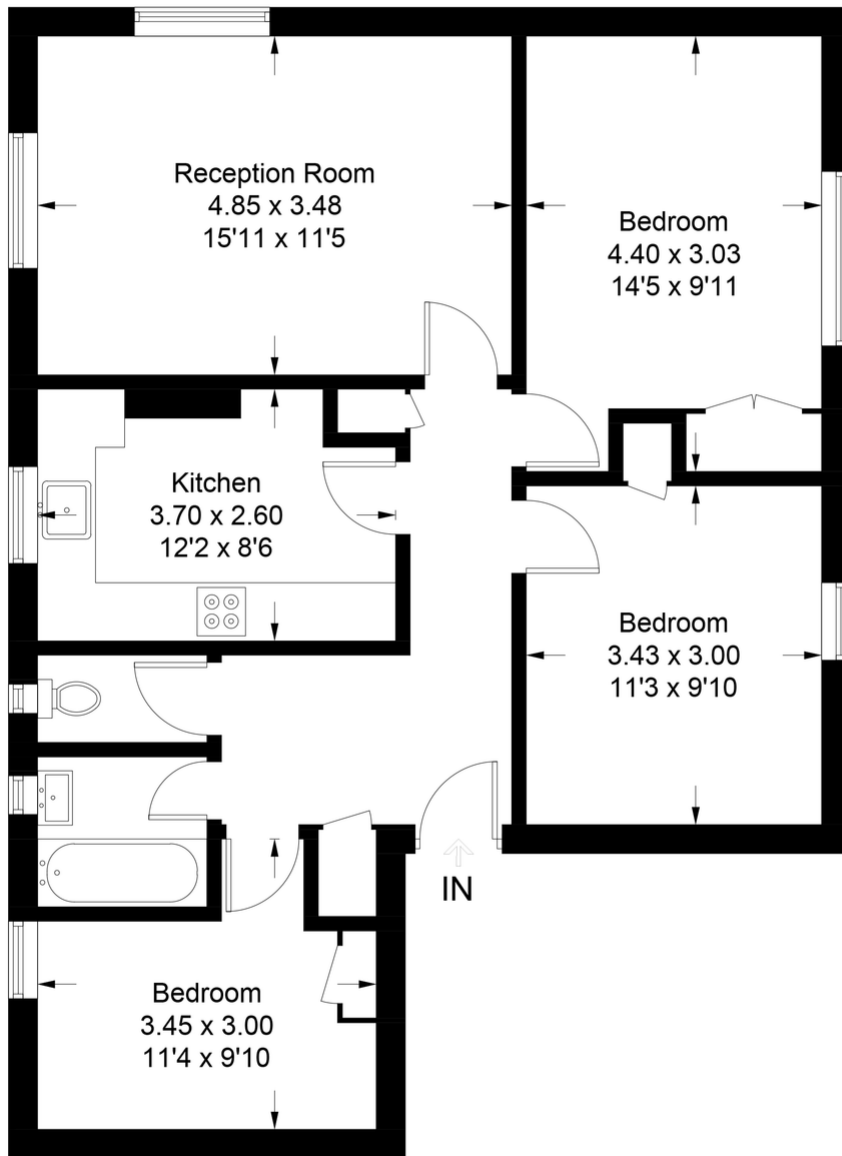
- Three bedroom purpose build flat
- Located next to Streatham Common



A lovely and bright three bedroom, purpose-built flat on the top floor of this small block. The property comprises a modern kitchen and bathroom and lovely, large reception with space for dining table and dual aspect windows giving a wealth of natural light. Located very close to Streatham Common and the Rookery, with great access to the station there, Streatham Station and the excellent array of shops, bars and restaurants of the area.

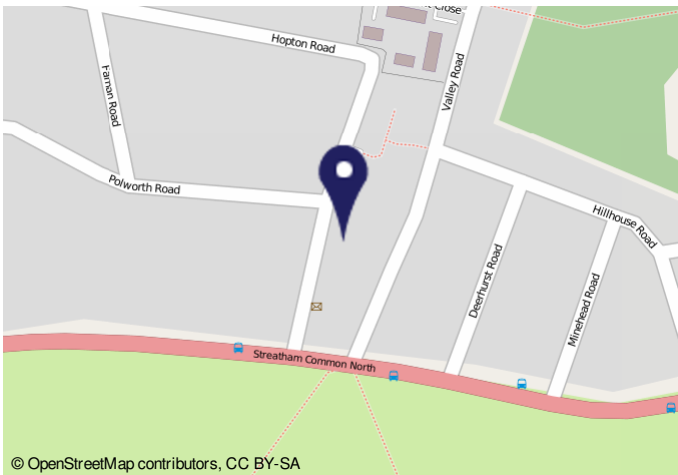
Russel Court

Approximate Gross Internal Area = 77.2 sq m / 831 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. (ID702200)



Energy Performance Certificate

Flat 24 Russel Court, Hopton Road, LONDON, SW19 2ER
 Dwelling type: Top floor flat Reference number: 5378-1049-6236-9174-0974
 Date of assessment: 13 June 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 16 June 2014 Total floor area: 75 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: **£ 3,465**
 Over 3 years you could save **£ 1,623**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting	£ 252 over 3 years	£ 147 over 3 years
Heating	£ 2,730 over 3 years	£ 1,938 over 3 years
Hot Water	£ 483 over 3 years	£ 537 over 3 years
Total	£ 3,465	£ 2,422

Energy Efficiency Rating

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

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£300 - £1,500	£ 116
2 Low energy lighting for all fixed outlets	£40	£ 89
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 519

For more information about energy use, go to www.openenergycertificate.gov.uk or call telephone 0800 444222. This 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.