

Roupell Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£375,000

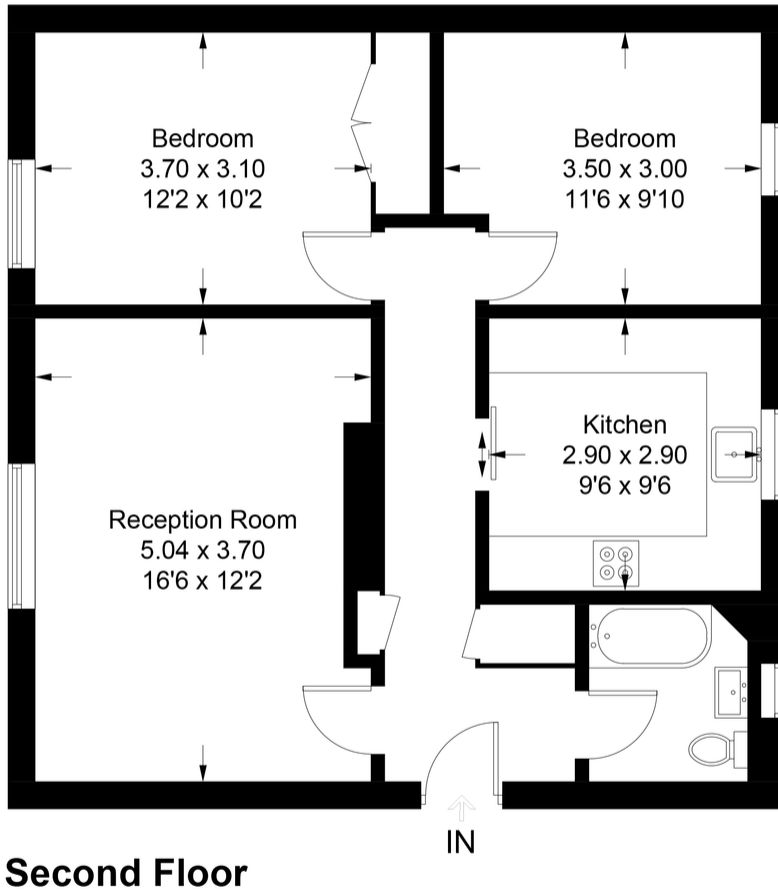
- Smart two double bedroom top floor flat
- Great views and lovely communal gardens



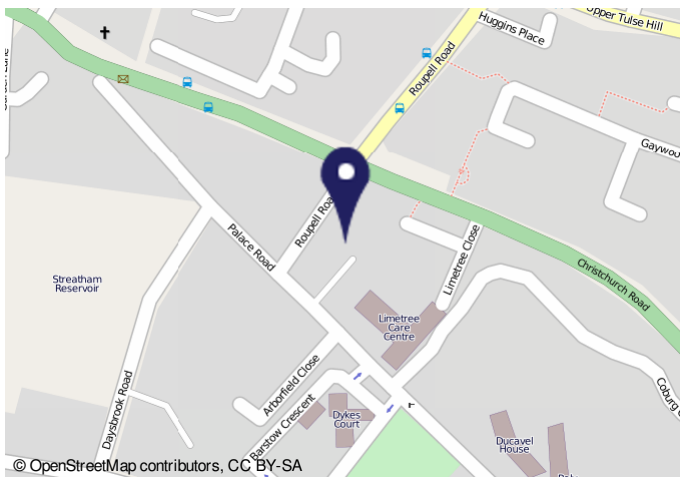
A beautifully presented two bed top floor flat, newly decorated to a high standard. The flat comprises two bright double bedrooms, a modern separate kitchen, large reception room with feature fireplace and a good sized bathroom. There is plenty of internal storage and the owners have had the use of a storage cupboard within the development. They will hand on the keys to the buyer with the expectation it may continue to be used, but can offer no guarantee of the longevity of this arrangement. There is a real community spirit in the gardens, with the opportunity to request a raised vegetable bed. The location is quiet yet close to the top of Brixton Hill with many regular buses to the Victoria line at Brixton. Alternatively, both Streatham Hill and Tulse Hill stations are close by to give routes into the city and Clapham Junction.

Roupell Road

Approximate Gross Internal Area = 66.1 sq m / 711 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. (ID706900)



Energy Performance Certificate HM Government

23, Roupell Road, LONDON, SW2 2EL
 Dwelling type: Top floor flat
 Date of assessment: 22 March 2015
 Date of certificate: 23 March 2015
 Reference number: 2726-7076-7227-3745-4974
 Type of assessment: RdSAP existing dwelling
 Total floor area: 66 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: £ 2,289
 Over 3 years you could save £ 327

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	Current costs: £ 195 over 3 years	Potential costs: £ 147 over 3 years	You could save £ 327 over 3 years
Heating	£ 1,808 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Total	£ 2,289	£ 1,962	

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

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. 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	£ 216
2. Low energy lighting for all fixed outlets	£10	£ 42
3. Heating controls (thermostatic radiator valves)	£200 - £400	£ 68

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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.