

Tierney Road, Streatham Hill SW2

Tenure: Borough: Lambeth

£525,000

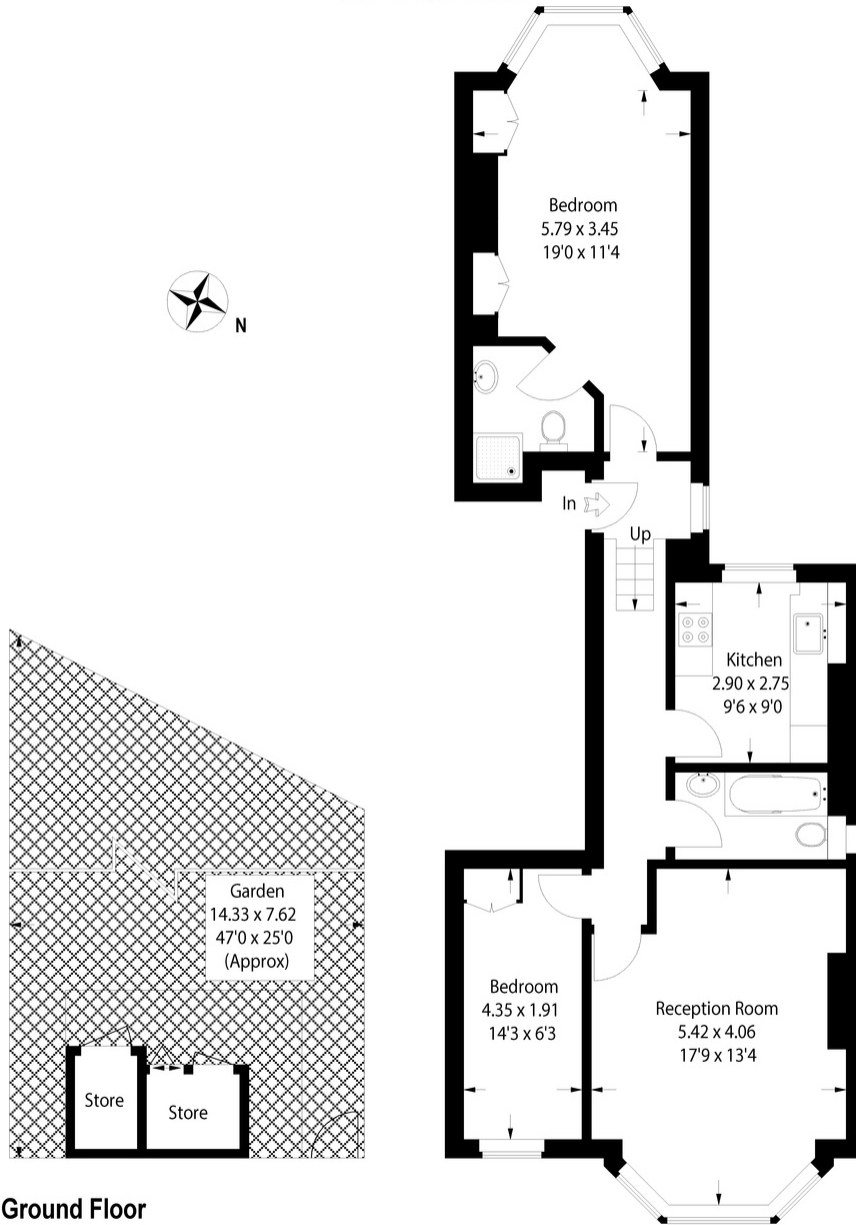
- Two bedrooms
- En-suite bathroom



Brixton, Balham Tulse Hill and Streatham Hill are all close by and easily accessed for alternative routes into the city and shops, bars and restaurants are plentiful at each location. The spacious accommodation comprises large main bedroom with en-suite, second bedroom, separate kitchen and large reception. It also comes with a private section of rear garden including summer house.

Tierney Road

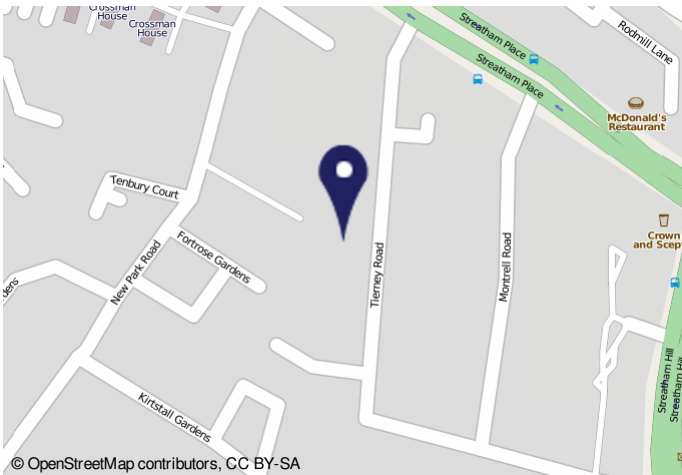
Approximate Gross Internal Area = 73 sq m / 786 sqft
 Store = 3 sq m / 32 sq ft
 Total = 76 sq m / 818 sq ft



Ground Floor
 (Not shown in actual position)

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID171877)



Energy Performance Certificate			
79b Tierney Road, LONDON, SW2 4ZH		Reference number: 8405-8489-9528-9566-2873	
Dwelling type: Mid-rise flat		Type of assessment: RdSAP existing dwelling	
Date of assessment: 08 August 2013		Total floor area: 76 m ²	
Date of certificate: 08 August 2013			
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 dwelling for 3 years:		£ 2,184	
Over 3 years you could save:		£ 840	
Estimated energy costs of this home			
Lighting	Current costs: £ 282 over 3 years	Potential costs: £ 141 over 3 years	Potential future savings
Heating	£ 1,838 over 3 years	£ 880 over 3 years	You could save £ 840 over 3 years
Hot Water	£ 267 over 3 years	£ 273 over 3 years	
Total: £ 2,387		£ 1,294	
These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity energy use for heating appliances like TVs, computers and cookers, and any 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 recommended actions in group 3.		The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 720	Yes
2 Low energy lighting for all fixed outlets	£95	£ 123	Yes

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.