

Hemlock Close, Streatham SW16

Tenure: Leasehold Borough: Merton

£285,000

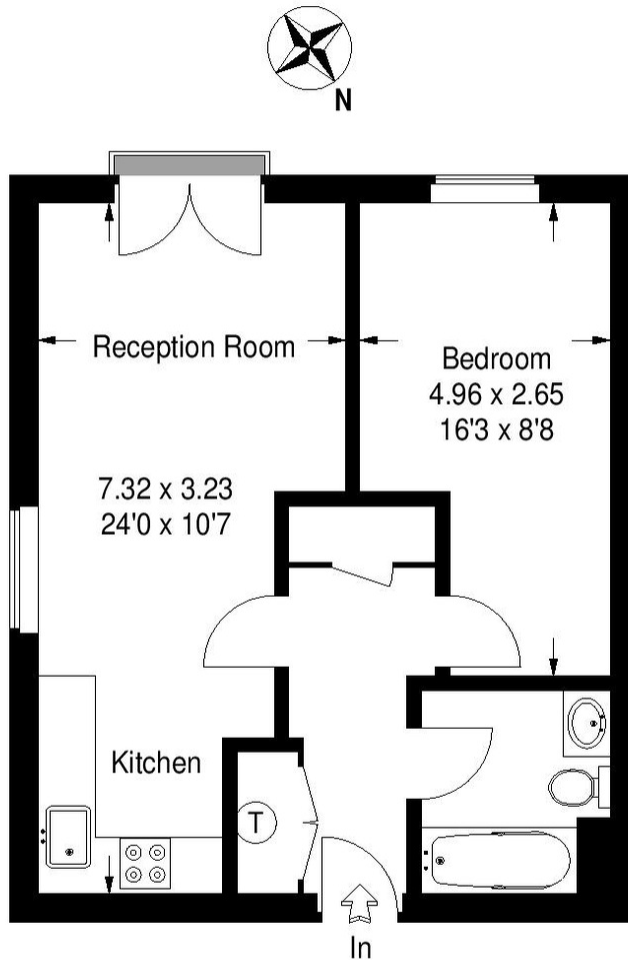
- One large bedroom
- Juliet balcony



A lovely one bedroom flat as part of this attractive development in close proximity to Streatham Common Station. The property has spacious reception with Juliet balcony and open-plan kitchen to the rear. There is also a large bedroom and smart bathroom, as well as a number of built-in cupboards. The flat is extremely well presented throughout and has a lovely homely feel. It also comes with an allocated parking space. The development itself is well maintained and tree-lined.

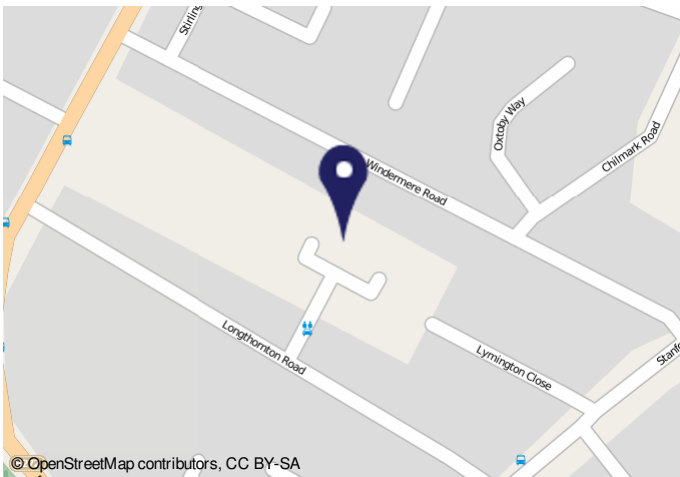
Medlar House

Approximate Gross Internal Area
44.7 sq m / 481 sq ft



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. (ID210547)



Energy Performance Certificate																			
Flat 32 Medlar House, Herlock Close, LONDON, SW16 5PS Dwelling type: Top-floor flat Reference number: 9759-2626-7905-6202-3685 Date of assessment: 08 October 2012 Type of assessment: RdSAP existing dwelling Date of certificate: 08 October 2012 Total floor area: 43 m ²																			
Use this document to: * Compare current energy of properties to see which properties are more energy efficient																			
Estimated energy costs of dwelling for 3 years			£ 927																
Estimated energy costs of this home																			
	Current costs	Potential costs	Potential future savings																
Lighting	£ 102 over 3 years	£ 102 over 3 years																	
Heating	£ 630 over 3 years	£ 630 over 3 years	Not applicable																
Hot water	£ 195 over 3 years	£ 195 over 3 years																	
Totals	£ 927	£ 927																	
These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and consoles, and any electricity generated by micro-generation.																			
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 60).		<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A</td> </tr> <tr> <td>B</td> <td>B</td> </tr> <tr> <td>C</td> <td>C</td> </tr> <tr> <td>D</td> <td>D</td> </tr> <tr> <td>E</td> <td>E</td> </tr> <tr> <td>F</td> <td>F</td> </tr> <tr> <td>G</td> <td>G</td> </tr> </tbody> </table>		Current	Potential	A	A	B	B	C	C	D	D	E	E	F	F	G	G
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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.