

Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£425,000

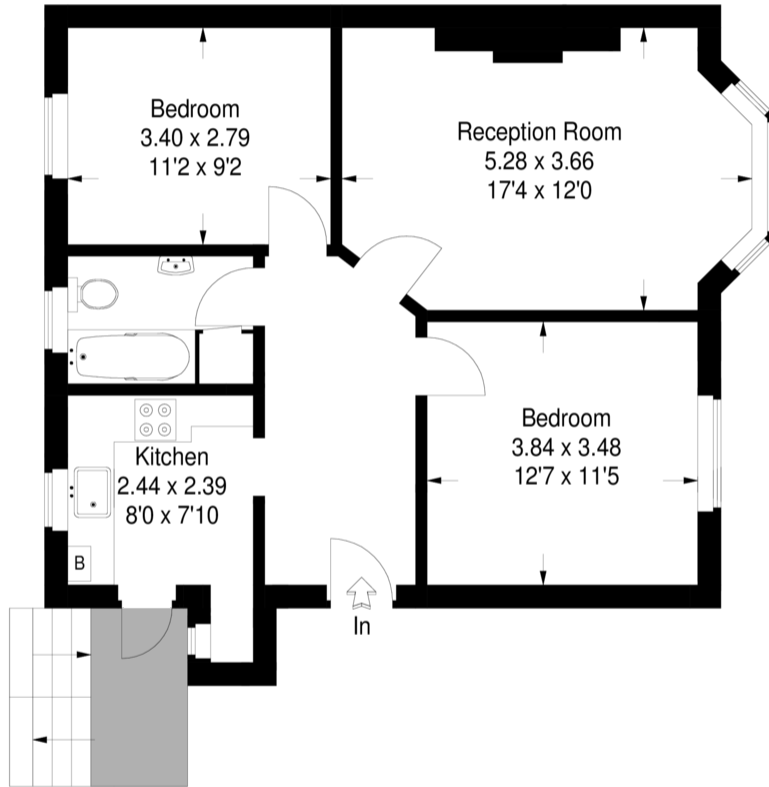
- Two large double bedrooms
- Quiet position set back from high street



A lovely and bright two bedroom flat in this purpose-built art-deco block in the heart of Streatham Hill. The flat is wonderfully light with a spacious feel and is just a few moments' walk from the excellent rail links of Streatham Hill station, as well as the local amenities. The flat combines lovely character, including wooden floors and period fireplace, with contemporary styling in the kitchen and bathroom. There is a large reception with bay window as well as separate kitchen and the flat is sold with a long leasehold in excess of 900 years. Well kept communal gardens.

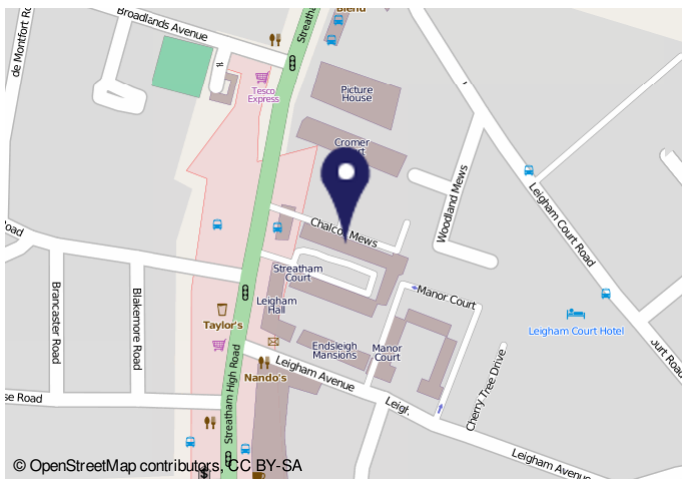
Streatham Court

Approximate Gross Internal Area
61 sq m / 657 sq ft



Fourth 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. (ID202625)



Energy Performance Certificate

Flat 20 Streatham Court, Streatham High Road, LONDON, SW16 1DL. Reference number: 0218-0969-7220-3365-6950

Dwelling type: Mid-floor flat. Date of assessment: 09 October 2015. Type of assessment: RdSAP existing dwelling. Date of certificate: 09 October 2015. Total floor area: 58 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:		£ 1,434
Over 3 years you could save		£ 33

Estimated energy costs of this home		
Lighting	Current costs: £ 142 over 3 years	Potential costs: £ 123 over 3 years
Heating	Current costs: £ 1,055 over 3 years	Potential costs: £ 1,011 over 3 years
Hot Water	Current costs: £ 237 over 3 years	Potential costs: £ 207 over 3 years
Total	Current costs: £ 1,434	Potential costs: £ 1,341

Energy Efficiency Rating

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

Energy efficiency	Current	Potential
Energy efficiency	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 recommended actions in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£ 10	£ 36	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (texted-related calls). The Green Deal may allow you to make your home warmer and cheaper to run all-in-one!

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.