

Salford Road, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£400,000

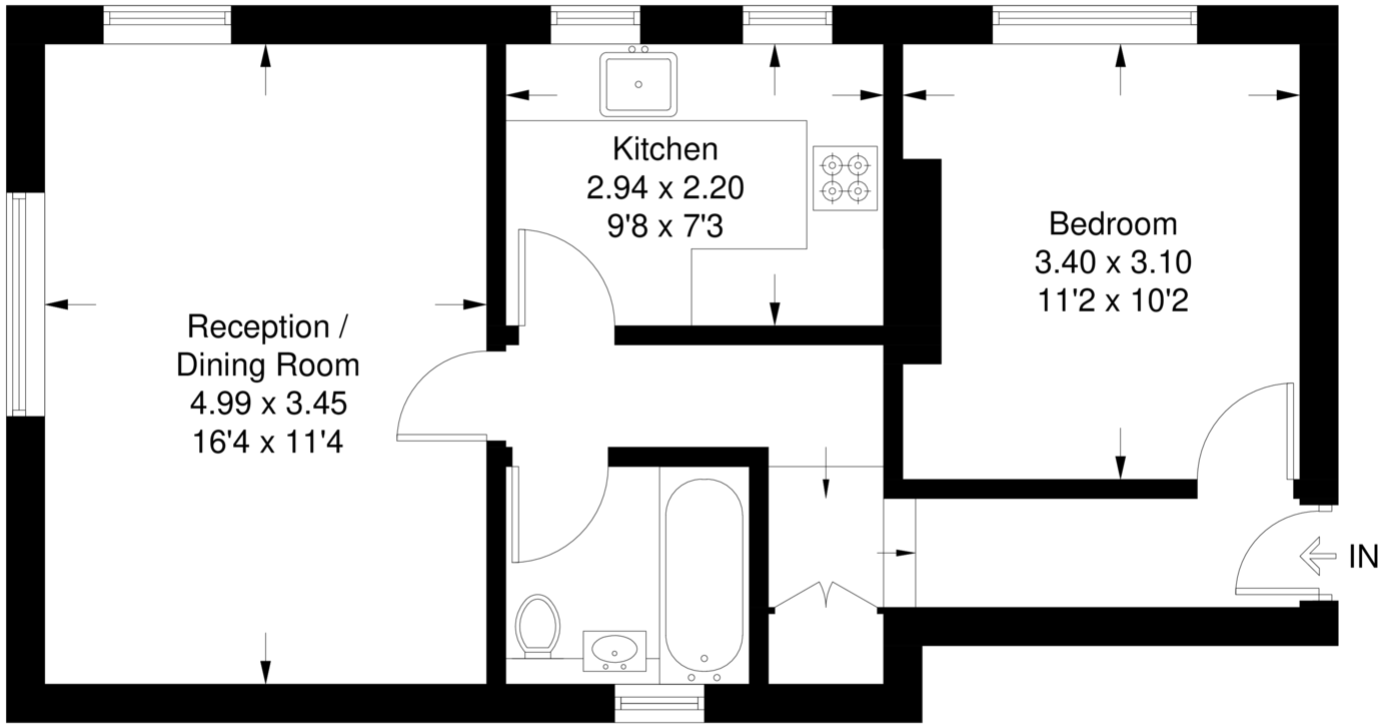
- Lovely one bedroom flat
- Shared garden



A beautiful one bedroom flat in a lovely residential road within the Telford Park conservation area. The property comprises of a modern kitchen, bathroom, double bedroom, large reception room and private, secure loft space for storage. Additionally there is a well kept, sunny, shared garden. Streatham Hill station is a 6 minute walk away and connects to Clapham Junction and Victoria within 19 minutes. The flat is in the most desirable part of Streatham on a quiet road, 4 minutes' walk to the Northern section of Tooting bec common.

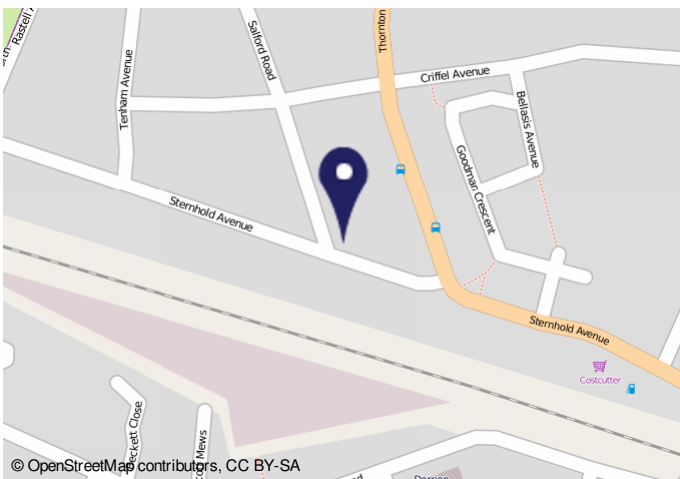
Salford Road

Approximate Gross Internal Area
47.2 sq m / 508 sq ft



First 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. (ID588486)



Energy Performance Certificate HM Government

14, Salford Road, LONDON, SW2 4BQ
 Dwelling type: Top floor flat
 Date of assessment: 19 July 2018
 Date of certificate: 20 July 2018
 Reference number: 0884-2811-6035-6266-0921
 Type of assessment: RdSAP existing dwelling
 Total floor area: 108 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: £ 2,643
Over 3 years you could save: £ 1,620

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 208 over 3 years	You could save £ 1,620 over 3 years
Heating	£ 2,034 over 3 years	£ 1,580 over 3 years	
Hot Water	£ 312 over 3 years	£ 315 over 3 years	
Total	£ 2,553	£ 1,903	

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 running 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 potential rating shows the effect of undertaking the recommended actions on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard 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	£ 73
2 Low energy lighting for all fixed outlets	£30	£ 66
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 11

For more information on energy efficiency and to find out how you can save money on your bills, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.