

## Knollys Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

**£500,000**

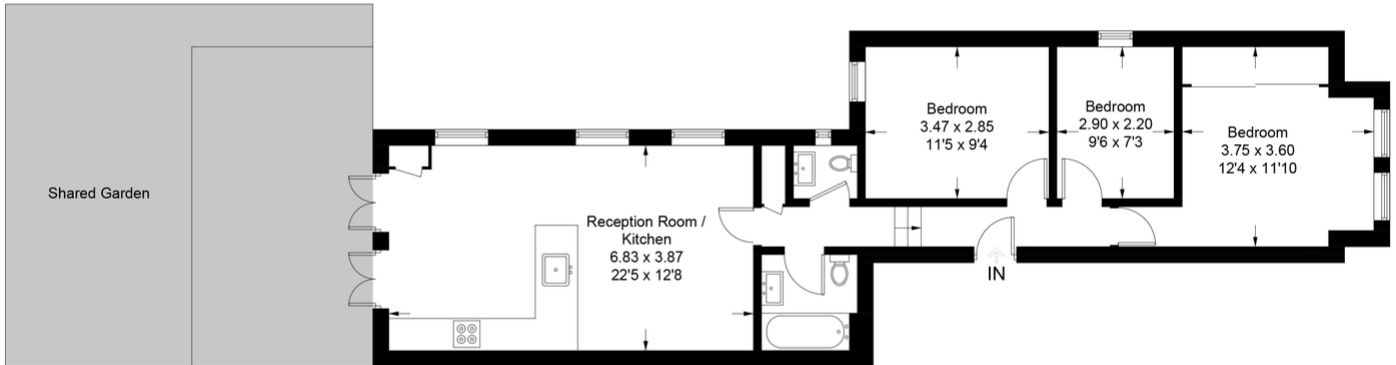
- Three bedrooms
- Private terrace



A spacious three bedroom flat with direct access to a shared garden. The accommodation is set across the first floor of the building, steps within lead down to an open plan kitchen reception which overlooks the privately owned patio. Tulse Hill and West Norwood stations are close by and there are shops and bus routes on West Norwood high street.

# Knollys Road

Approximate Gross Internal Area = 69.4 sq m / 747 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. (ID808487)



**Energy Performance Certificate**

File 3 122 Knollys Road  
LONDON  
SW16 2JZ

Dwelling type: Mid floor flat  
Date of assessment: 19 April 2015  
Date of certificate: 27 April 2015  
EPC ref: 2015-0548-920-6041  
Type of assessment: RDSLP, existing dwelling  
Total floor area: 71 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Band	Potential	Current	Band	Potential
4	D	C	4	D	C

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy Use	284 kWh/year per year	257 kWh/year per year
Carbon dioxide emissions	3.1 tonnes per year	3.0 tonnes per year
Lighting	£54 per year	£38 per year
Heating	£162 per year	£162 per year
Hot Water	£59 per year	£59 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc, nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a good idea to also try to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your dwelling's energy performance.

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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.