

Norfolk House Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

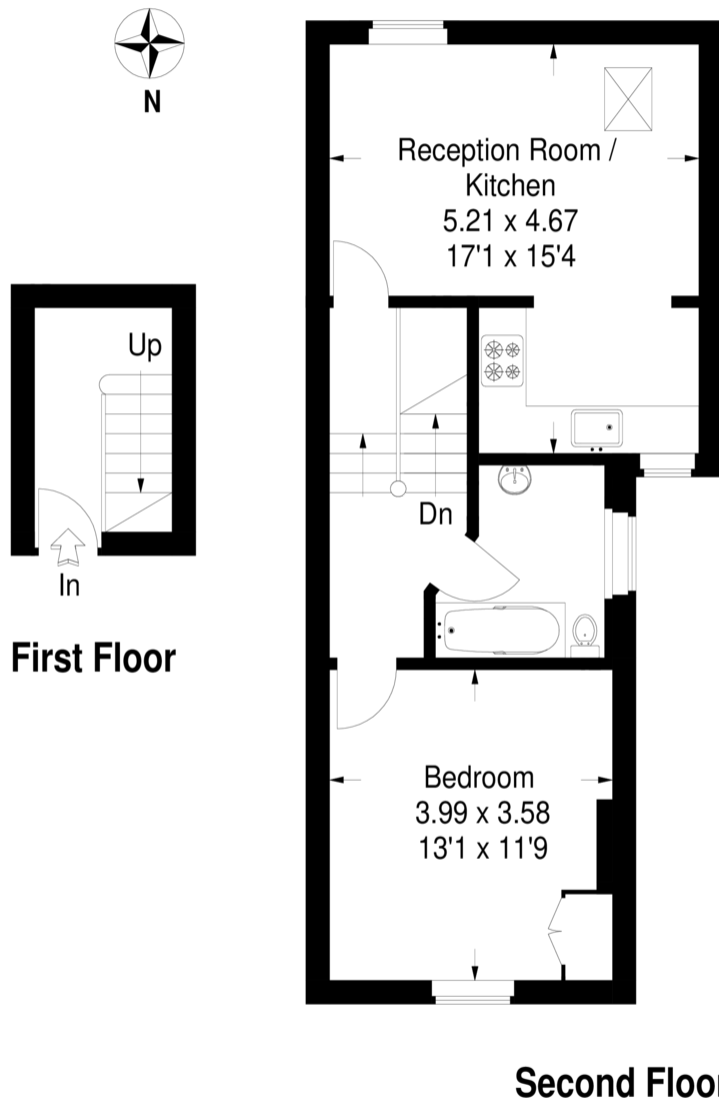
- Nearly 600sq ft
- One of the best roads near Streatham Hill station



A beautifully presented one bedroom top floor flat in an attractive converted period house. The accommodation is light and brightly decorated with much charm and character and being on the top floor has roof top views and lots of natural light. The property is located on one of the most popular roads in the area situated between the common and the high road where there are shops, bars, restaurants and Streatham Hill Station which connects to Clapham Junction, Victoria and London Bridge.

Norfolk House Road

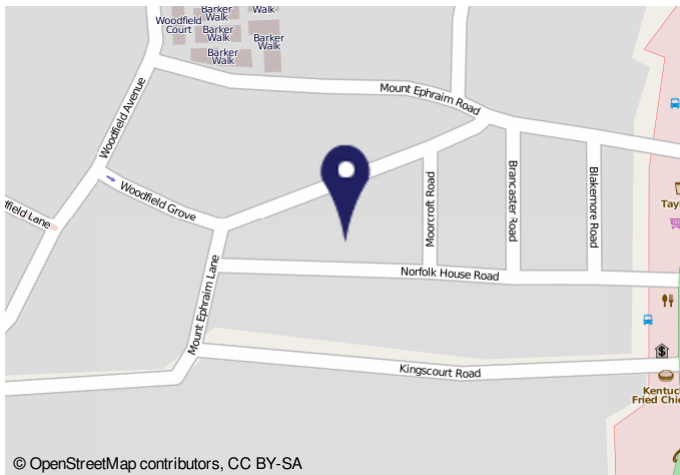
Approximate Gross Internal Area
54 sq m / 581 sq ft



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. (ID107134)



Energy Performance Certificate

Top Floor Flat, 79 Norfolk House Road, LONDON, SW16 1JQ

Dwelling type: Top floor flat Reference number: 8774-7823-2480-1539-0928
 Date of assessment: 21 July 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 23 July 2014 Total floor area: 51 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: £ 2,340
Over 3 years you could save: £ 816

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 105 over 3 years	
Heating	£ 1,851 over 3 years	£ 1,233 over 3 years	
Hot Water	£ 297 over 3 years	£ 105 over 3 years	
Total	£ 2,340	£ 1,543	You could save £ 816 over 3 years

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 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 recommendations in group 1. 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	£ 306	
2 Low energy lighting for all fixed outlets	£ 30	£ 75	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 291	

See page 3 for a full list of recommendations for this property.

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 (textphone relayed only). The Green Deal may allow you to make your home warmer and cheaper to run all in one deal cost.

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.