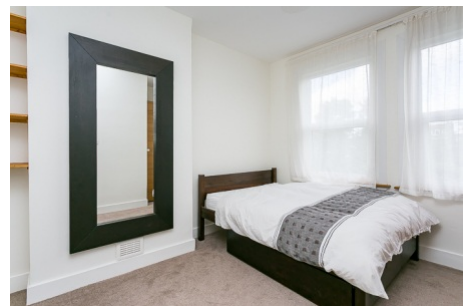


Barrow Road, Streatham SW16

Tenure: Borough: Lambeth

£425,000

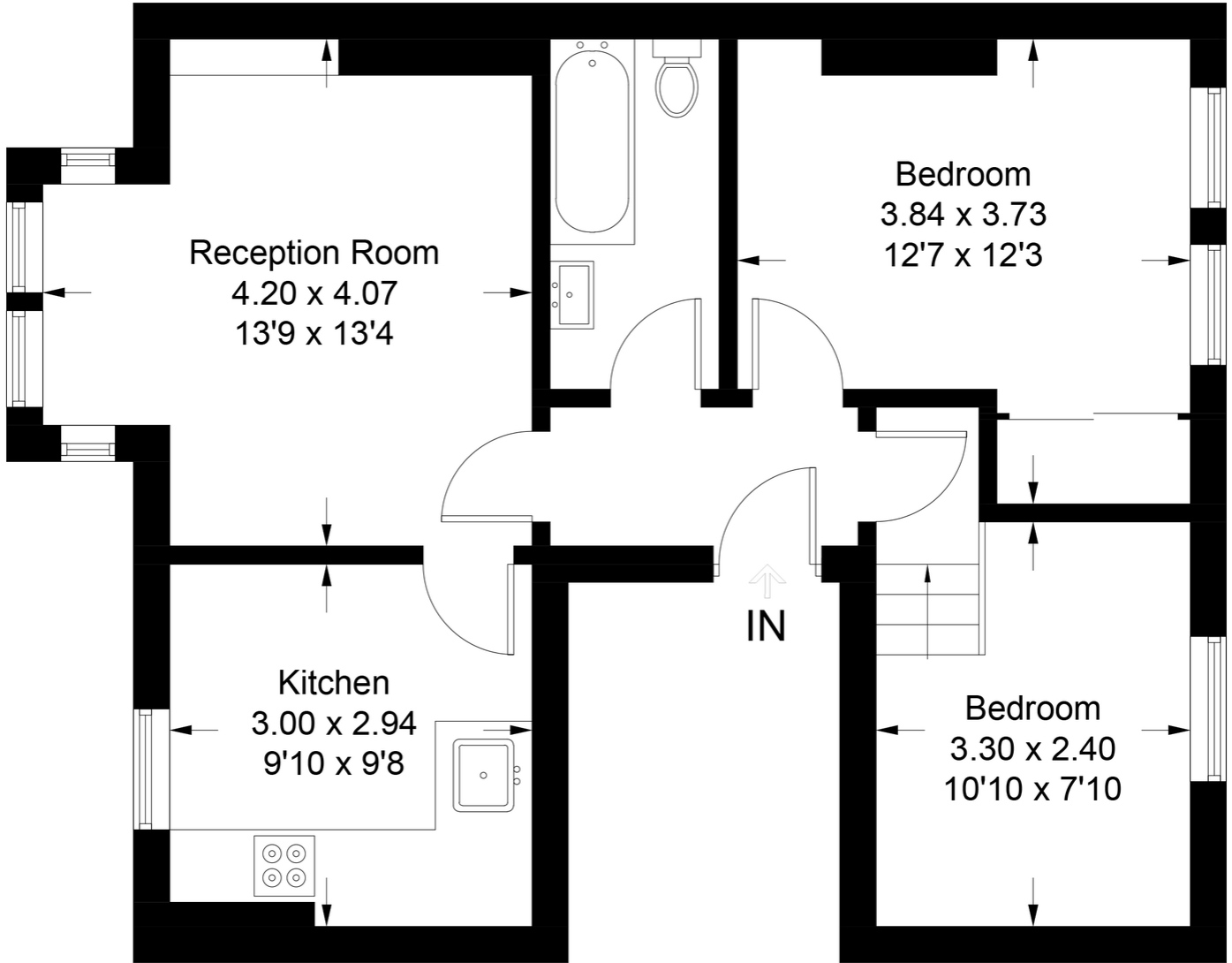
- **Lovely Victorian conversion**
- **Excellent condition**



A spacious, first floor, split level flat on a popular road, within close proximity of Streatham Common and Strteatham stations. This recently refurbished apartment comprises; large reception room with bay window, two double bedrooms, contemporary kitchen fitted with appliances and modern tiled bathroom. The flat comes with no onward chain and is also a short walk from the excellent shops, bars and restaurants of the area as well as the wide open spaces of Streatham Common.

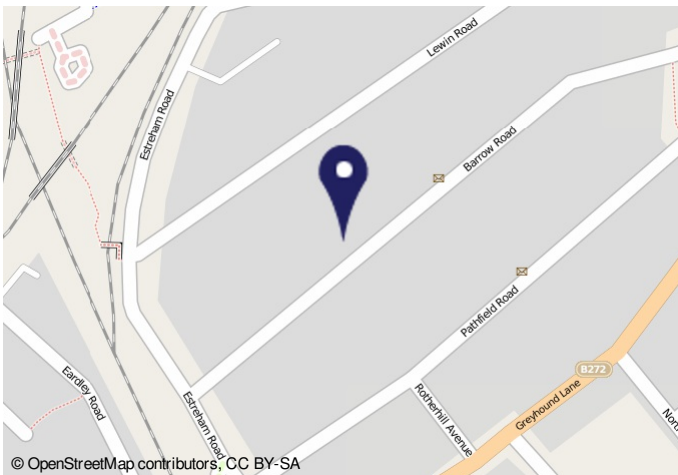
Barrow Road

Approximate Gross Internal Area = 55.4 sq m / 596 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. (ID832914)



Energy Performance Certificate		
23, Barrow Road, LONDON, SW16 5PE		
Dwelling type:	Mid-floor flat	Reference number:
Date of assessment:	10 September 2020	Type of assessment:
Date of certificate:	11 September 2020	RoSAP rating:
Total floor area:		52 m ²
Use this document to:		
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 		
Estimated energy costs of dwelling for 3 years:		£ 1,560
Over 3 years you could save:		£ 567
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 160 over 3 years	£ 160 over 3 years
Heating	£ 1,098 over 3 years	£ 567 over 3 years
Hot Water	£ 294 over 3 years	£ 245 over 3 years
Total	£ 1,560	£ 980
These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.		
Energy Efficiency Rating		
Energy efficient: lower energy costs	Current	Potential
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 on page 3.		
The average energy efficiency rating for a building in England and Wales is band D (rating 65).		
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	£ 426
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 111
To receive advice on other measures you can take to reduce your energy bills, visit www.simpleenergytips.org.uk or call freephone 0800 444020. The 'Green Deal' may enable you to finance your home's energy and climate to pay.		

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.