

Lewin Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

- Victorian conversion
- Large private garden



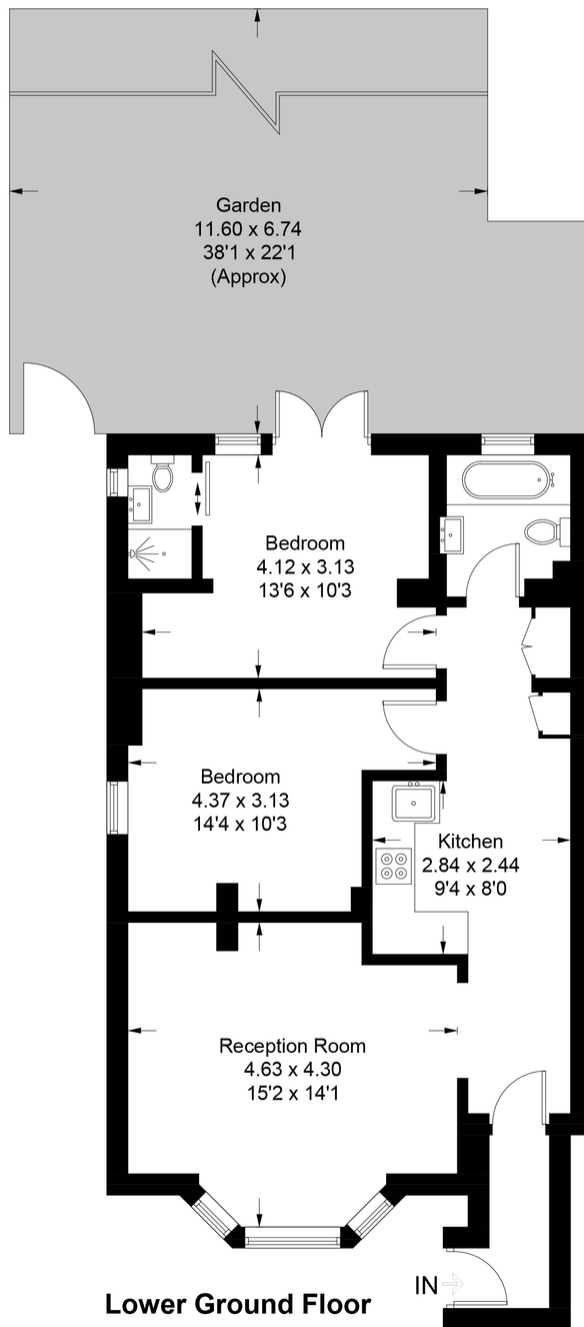
This fabulous two bedroom, two bathroom conversion flat forms part of a handsome Victorian building. Offered to the market with no onward chain, it also comes with a large private garden. The flat is in good condition and is located close to two train stations on different lines offering a wealth of links to the City and West end. Streatham Common is at the end of the street along with a range of shops, bars and restaurants.

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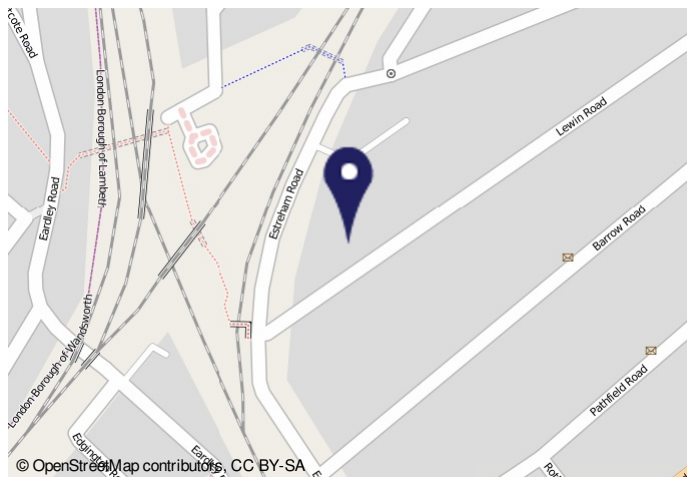
Lease length: 125 years

Lewin Road

Approximate Gross Internal Area
66.7 sq m / 718 sq ft



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. (ID 920827)



Energy Performance Certificate

Basement Flat, 84, Lewin Road, LONDON, SW16 6JU

Dwelling type: Ground floor flat Reference number: 0450-2825-8313-8423-8931
 Date of assessment: 25 September 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 27 September 2017 Total floor area: 66 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,649**

Over 3 years you could save **£ 1,458**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 166 over 3 years	You could save £ 1,458 over 3 years
Heating	£ 1,875 over 3 years	£ 689 over 3 years	
Hot Water	£ 524 over 3 years	£ 345 over 3 years	
Total	£ 2,649	£ 1,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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

The graph shows the current energy efficiency of your home. The highest 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 dwelling in England and Wales is band D (rating 65). The EPC rating given here is based on apparent 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	£ 650
2 Floor insulation (suspended floor)	£800 - £1,200	£ 108
3 Draught proofing	£80 - £120	£ 30

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

To receive advice on what measures you can take to reduce your energy bills, visit www.trustenergycouncil.org.uk or call freephone 0800 444222. 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.