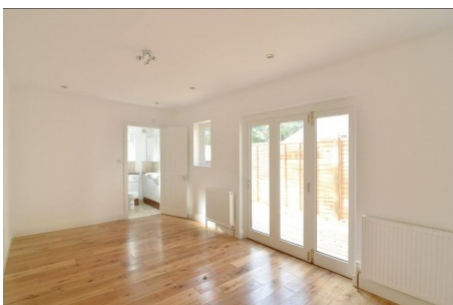


## Buckleigh Road, Streatham SW16

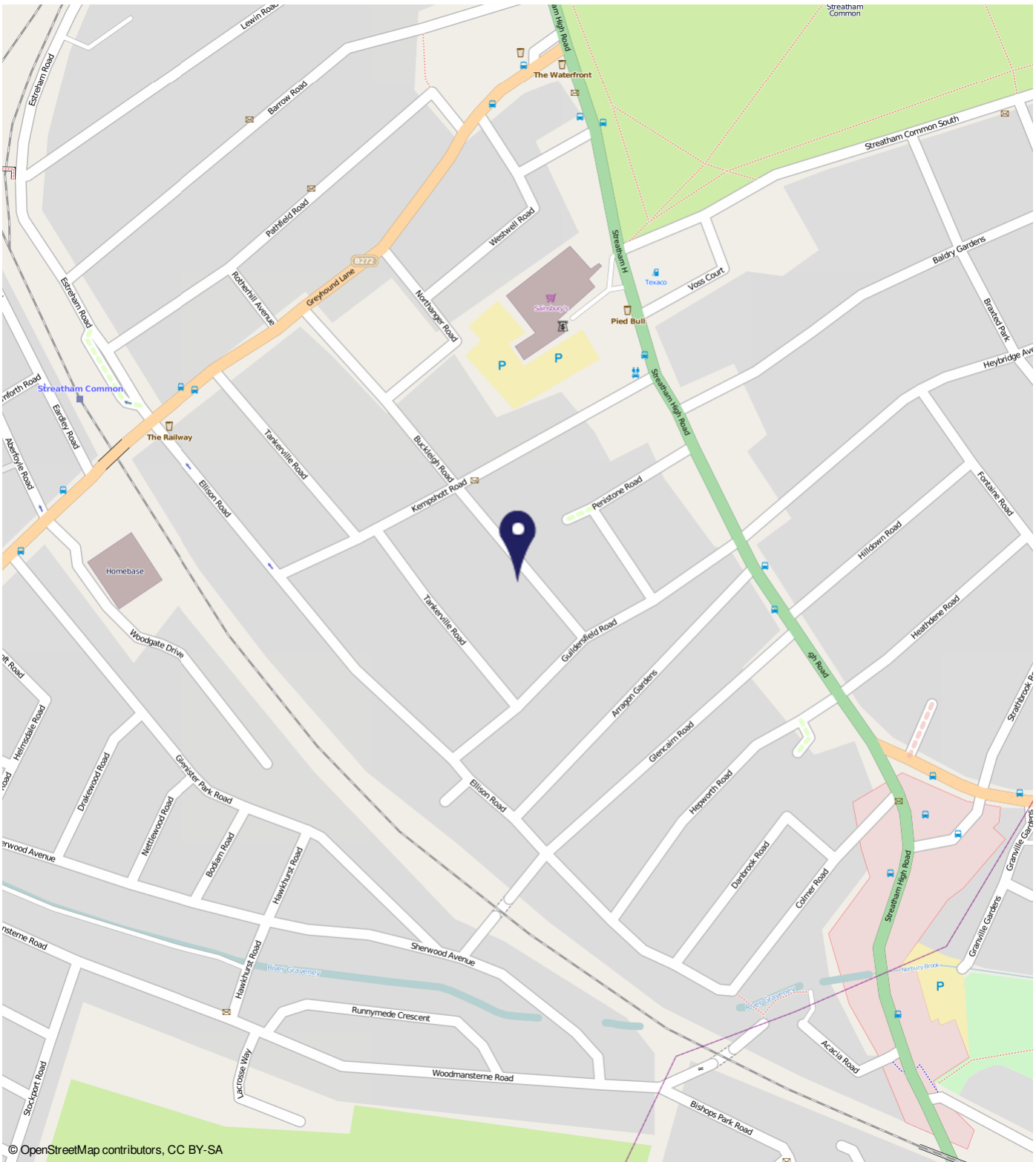
Borough: Lambeth

**£1,500 pcm**

- Two double bedrooms
- Two bathrooms



A two double bedroom, two bathroom flat with private garden. This flat comprises open plan living room/kitchen, two double bedrooms and two bathrooms (one en-suite). Streatham Common station is nearby and connects to Clapham Junction, Victoria and London Bridge and there are many bus routes on the High Road. Available now, unfurnished.



## Buckleigh Road, Streatham SW16

### Distances

- To Streatham Common Rail Station 0.3 miles
- To Norbury Rail Station 0.5 miles
- To Streatham Rail Station 0.6 miles

**Energy Performance Certificate**

41a Buckleigh Road  
LONDON  
SW16 5JZ

Dwelling type: Flat  
Date of assessment: 18 August 2011  
Reference number: 8427/188-7320-0849-2893  
Type of assessment: Full  
Total floor area: 88 m<sup>2</sup>

Ground floor flat  
18 August 2011  
8427/188-7320-0849-2893  
Full  
88 m<sup>2</sup>

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	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the energy efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact the home has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	287 kWh/m <sup>2</sup> per year	237 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.3 tonnes per year
Lighting	£64 per year	£35 per year
Heating	£442 per year	£392 per year
Hot water	£78 per year	£78 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 standardized rating conditions (heating, hot water, room temperatures, etc.) that are the same for all homes, using energy they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not take the impact of the fuel user or energy saving measures (TV, fridge, etc.) that 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.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a guide and never a guarantee 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 to improve your building's energy performance.

**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.