

## Sternhold Avenue, Streatham Hill SW2

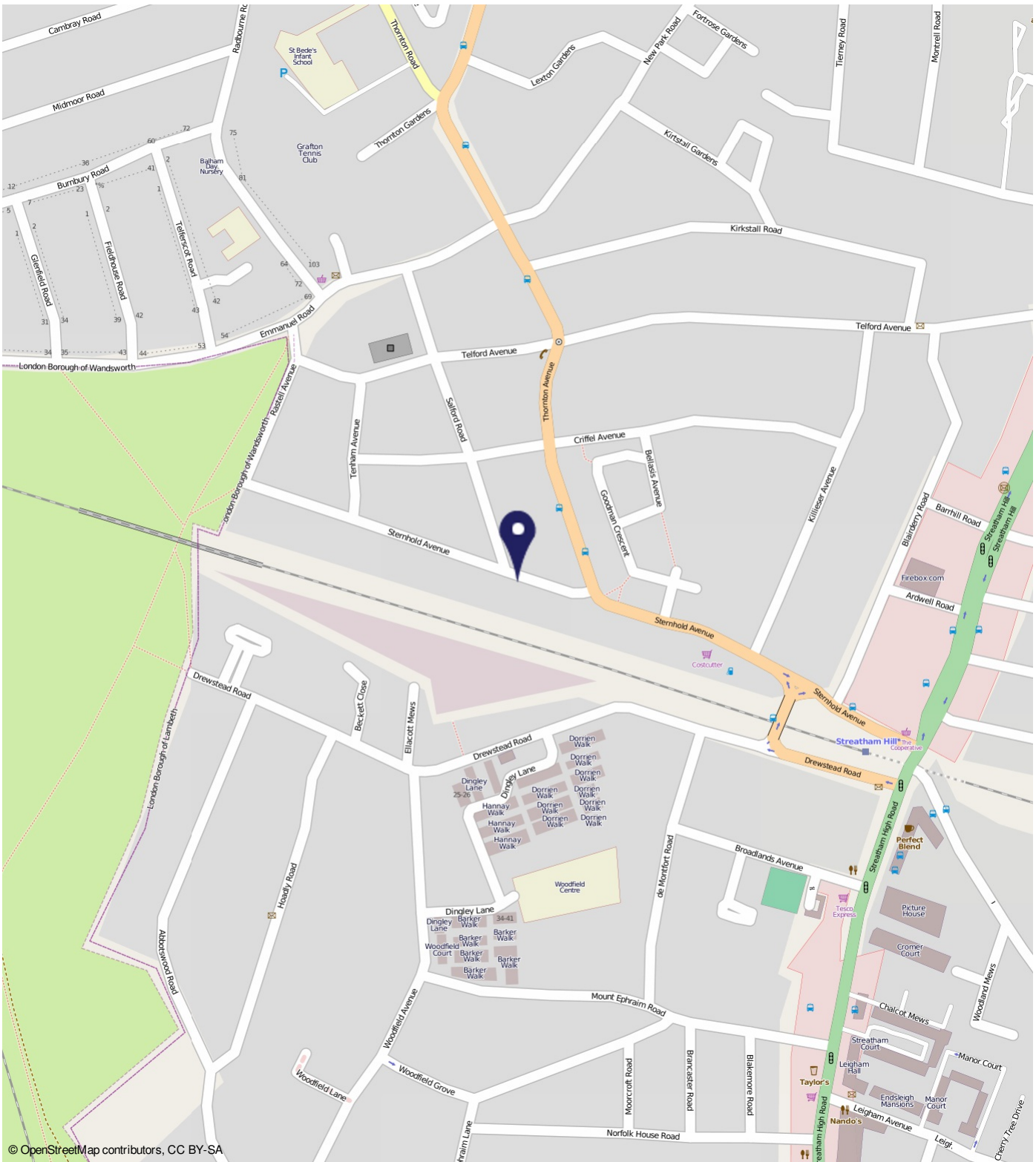
Borough: Lambeth

**£1,650 pcm**

- Two double bedrooms
- Fitted eat in kitchen



A two double bedroom ground floor flat with private garden on a very popular road. The flat is available unfurnished, available start of November. Close to Streatham Hill station and the shops, bars and restaurants are at the top of the road.



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## Sternhold Avenue, Streham Hill SW2

### Distances

- To Streham Hill Rail Station 0.3 miles
- To Balham Rail Station 0.9 miles
- To Balham Underground Station 0.9 miles
- To Clapham South Underground St 1.1 miles

**Energy Performance Certificate**

Flat 1, 117, Sternhold Avenue, LONDON, SW2 6PF  
 Dwelling type: Ground floor flat  
 Date of assessment: 19 December 2012  
 Date of certificate: 19 December 2012  
 Reference number: 8302-7822-0068-1331-2966  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 68 m<sup>2</sup>

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:	£ 2,349
Over 3 years you could save:	£ 732

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 123 over 3 years	You could save £ 732 over 3 years
Heating	£ 1,886 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 210 over 3 years	£ 163 over 3 years	
<b>Total</b>	<b>£ 2,315</b>	<b>£ 1,697</b>	

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 cookers, and 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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.

Current	Potential

**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	£ 267	
2 Floor insulation	£300 - £1,200	£ 114	
3 Low energy lighting for all fixed outlets	£40	£ 34	

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and actions you could take today to save money visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 122 1234 (texted option only). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

**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.