

## Barrow Road, Streatham SW16

Borough: Lambeth

**£2,750 pcm**

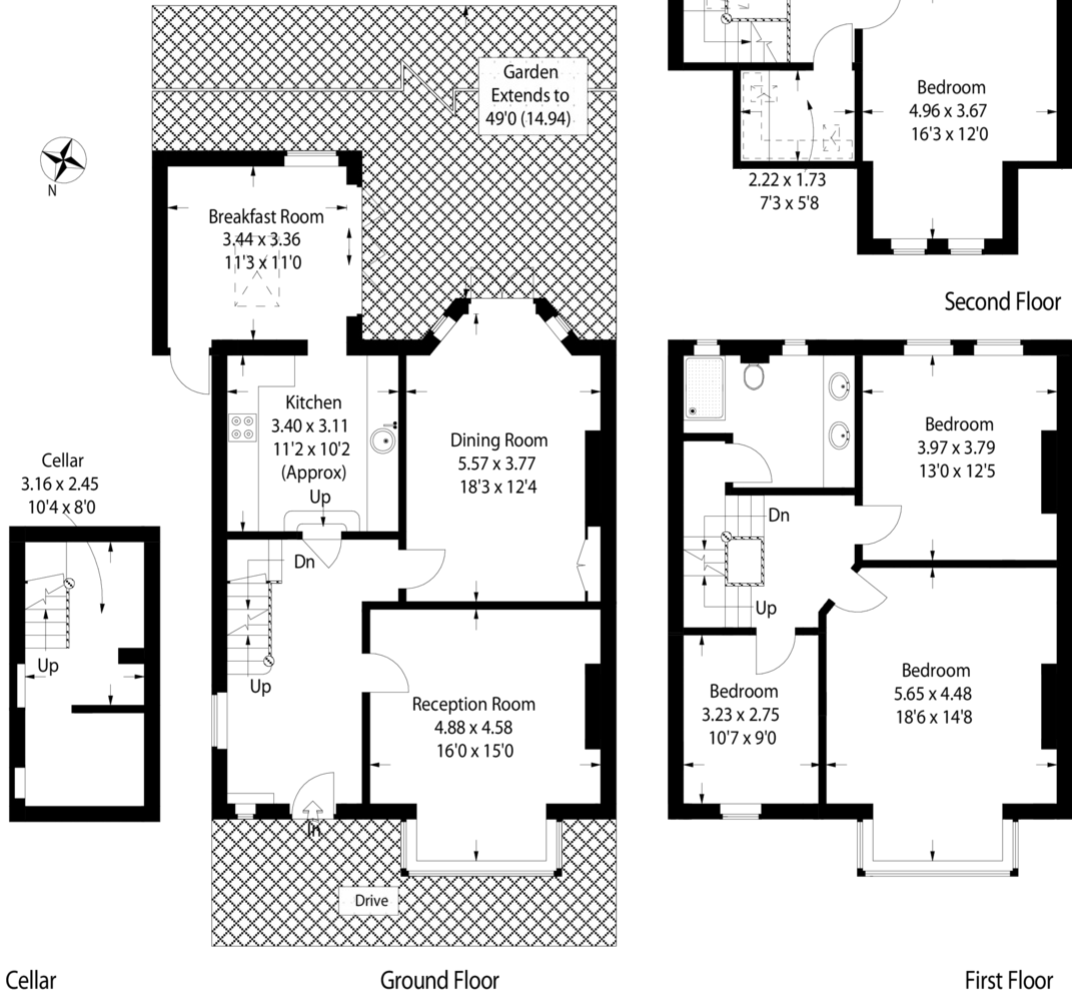
- Five double bedroom house
- Large private garden



This stunning property is arranged over three floors and comprises; modern eat-in kitchen/ diner, two spacious reception rooms, cellar and large private garden to the ground floor. The first and second floors comprise; five double bedrooms and two modern bathrooms finished to an excellent standard. Barrow Road is excellently located between Streatham station and Streatham Common station offering excellent links in to the City and the West End. This property also boasts off street parking. Ideal for a family or maximum for four sharers. Available mid-August, part-furnished.

# Barrow Road

Approximate Gross Internal Area (Excluding Reduced Headroom)  
 194 sq m / 2088 sq ft  
 Reduced Headroom = 2.17sq m / 23 sq ft  
 Cellar = 12 sq m / 129 sq ft  
 Total = 208 sq m / 2239 sq ft



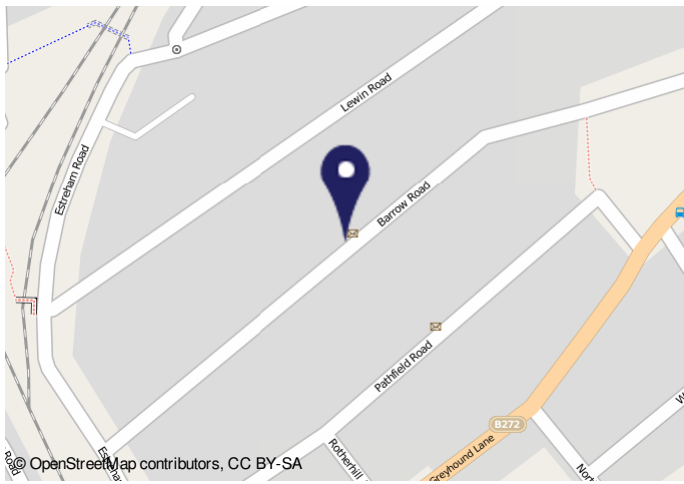
Cellar

Ground Floor

First Floor

- - - = Reduced headroom below 1.5 m / 5'0

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. (ID45218)



**Energy Performance Certificate** HM Government

64, Barrow Road, LONDON, SW16 5PG  
 Dwelling type: Semi-detached house  
 Date of assessment: 11 January 2013  
 Date of certificate: 12 January 2013  
 Reference number: E317-7229-0780-6409-2962  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 206 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:	£ 6,712
Over 3 years you could save	£ 1,200

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 436 over 3 years	£ 268 over 3 years	You could save £ 1,200 over 3 years
Heating	£ 4,900 over 3 years	£ 3,812 over 3 years	
Hot Water	£ 354 over 3 years	£ 204 over 3 years	
Total	£ 5,712	£ 4,892	

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 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.

**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	£ 801	✓
2 Draught proofing	£80 - £120	£ 87	✓
3 Low energy lighting for all fixed outlets	£ 100	£ 108	✓

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-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (not available at night). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.