

Amesbury Avenue, Streatham Hill SW2

Borough: Lambeth

£2,350 pcm

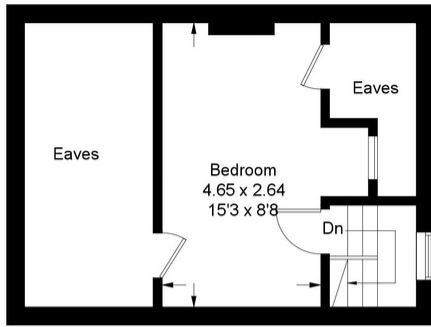
- Four double bedrooms
- Two reception rooms



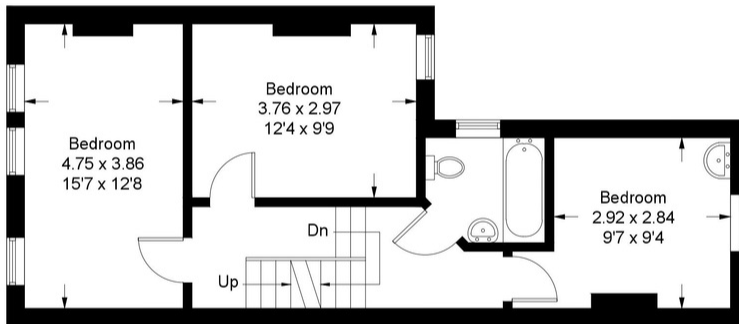
A super four bedroom house on this premium road in Streatham Hill. Within close proximity to Streatham Hill Station and the ever-improving array of shops, bars and restaurants of the area, it is hard to find a better location in the whole of the area. The property boasts two spacious receptions and eat-in kitchen with private south-facing garden and the four double bedrooms arranged over a further two floors above. Amesbury Avenue has some of the most sought-after architecture in the area with this house being an excellent example. Available soon, furnished.

Amesbury Avenue

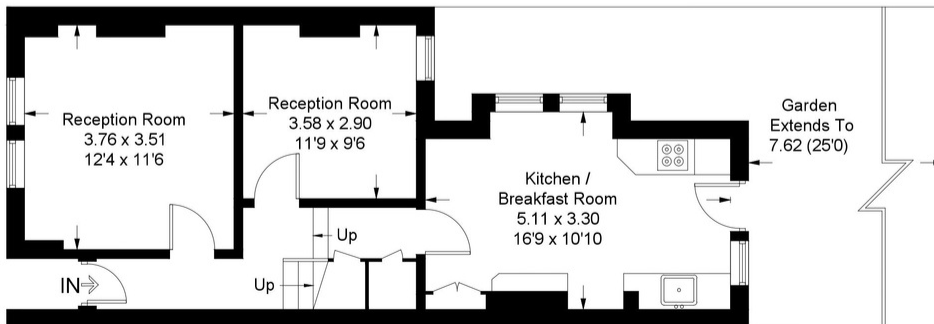
Approximate Gross Internal Area Total = 108.3 sq m / 1166 sq ft
(Excluding Eaves)



**Second Floor
(Excluding Eaves)
Sq ft 175**



**First Floor
Sq ft 496**



**Ground Floor
Sq ft 495**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID411268)



© OpenStreetMap contributors, CC BY-SA

Energy Performance Certificate

108, Amesbury Avenue
LONDON
E9C 2AG

Dwelling type: Mid-terrace house
Date of assessment: 11 May 2009
Date of certificate: 11 May 2009
Reference number: 001-4725-4740-019-2006
Floor area: 108 sqm

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 (CO₂) emissions.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	302 kWh/m ² per year	261 kWh/m ² per year
Carbon dioxide emissions	7.0 tonnes per year	5.5 tonnes per year
Lighting	£73 per year	£60 per year
Heating	£395 per year	£365 per year
Hot water	£130 per year	£108 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the device listed provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The list does not take into account the cost of fuel and not any associated device, maintenance or safety requirements. This is only a guide for comparative purposes and the analysis does not take into account any other factors. Always check the date the certificate was issued, because fuel prices can rise over time and energy saving opportunities will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations could help you save on energy. Saving costs is good for you and the environment. For more information on improving your energy performance, visit www.gov.uk or call 0800 544 0800. Please note that this is a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.