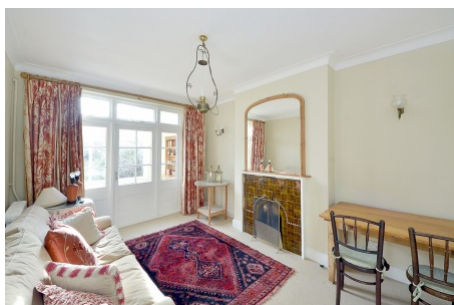
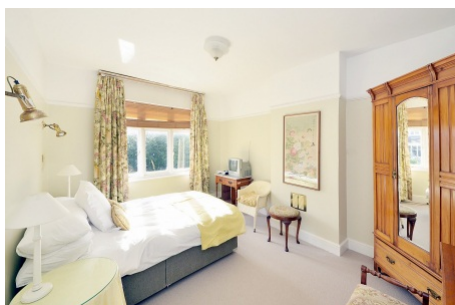


Cedarville Gardens, Streatham SW16

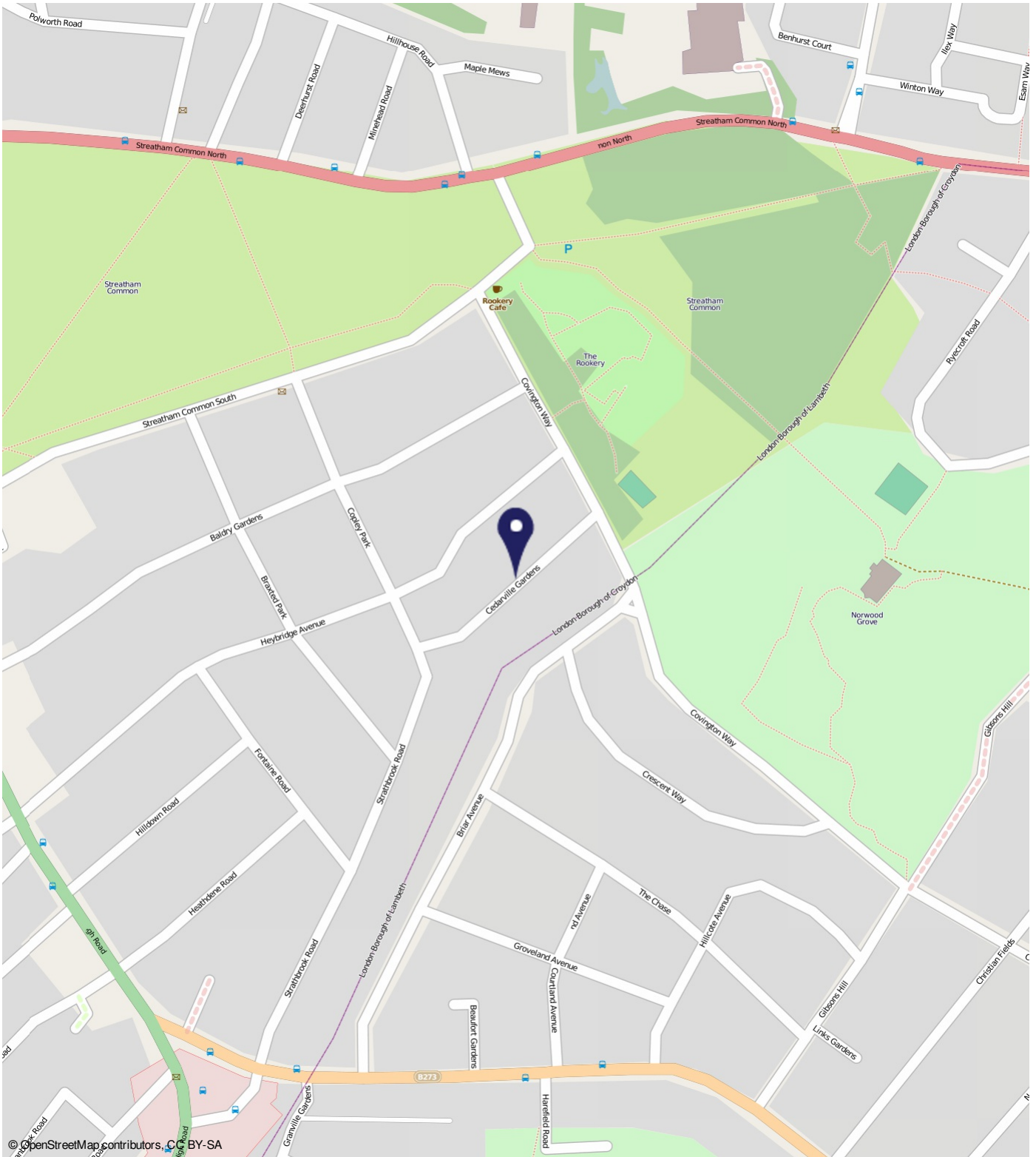
Borough: Lambeth

£2,000 pcm

- Three bedroom house
- Two reception rooms



A delightful and charming three bedroom house on a quiet road with two reception rooms and a large conservatory. The house has a lovely garden and drive and is in excellent condition. Cedarville Gardens is located close to open spaces of Streatham Common. Available from the beginning of June, unfurnished.



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Cedarville Gardens, Streatham SW16

Distances

- To Norbury Rail Station 0.6 miles
- To Streatham Common Rail Station 0.7 miles
- To Streatham Rail Station 0.7 miles
- To West Norwood Rail Station 1.1 miles

Energy Performance Certificate

24 Cedarville Gardens, LONDON, SW16 3DA
 Dwelling type: End terrace house
 Date of assessment: 19 April 2012
 Date of certificate: 19 April 2012

Reference number: 9618-5091-6204-0472-6944
 Type of assessment: RdSAP existing dwelling
 Total floor area: 113 sq'

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: **£3,126**
 Over 3 years you could save **£1,386**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£224 over 3 years	£168 over 3 years
Heating	£2,412 over 3 years	£1,350 over 3 years
Hot Water	£200 over 3 years	£222 over 3 years
Total	£3,126	£1,740

These figures show how much the average household would spend in this property for heating, lighting and hot water. The suitable energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£815	Yes
2 Floor insulation	£800 - £1,200	£96	Yes
3 Increase hot water cylinder insulation	£15 - £20	£45	Yes

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (national network only). When you Green Deal financing, it may also give you the option to make your home warmer and cheaper to run at a low front cost.

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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.