

Greyhound Lane, Streatham SW16

Borough: Lambeth

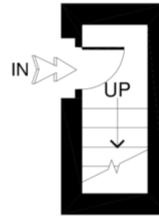
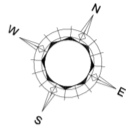
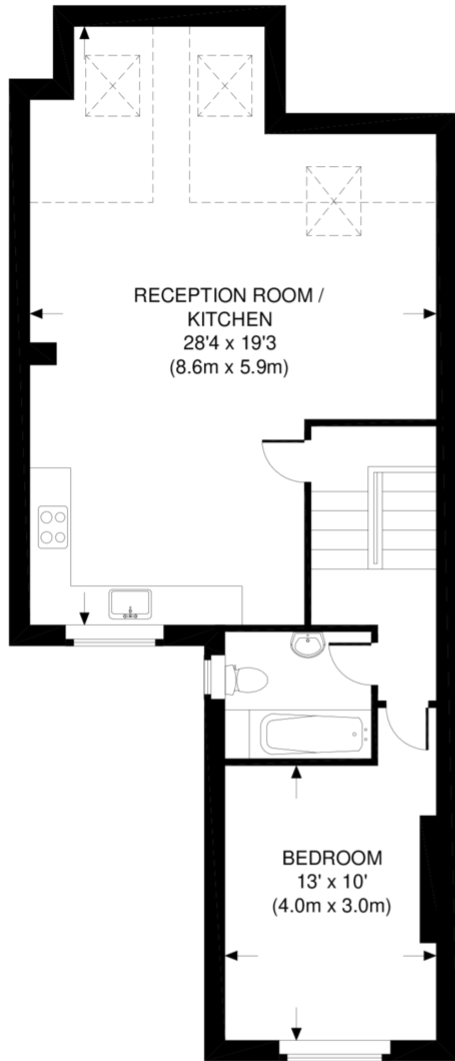
£1,100 pcm

- Large one bedroom flat
- Open plan kitchen/ living room



An beautifully presented top floor conversion flat with a large open plan kitchen / reception room area ideal for entertaining. The flat also has modern bathroom and spacious bedroom and is well located with access to Streatham Common station and the open space of Streatham Common.

GREYHOUND LANE



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 21 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 693 SQ FT

APPROXIMATE GROSS INTERNAL AREA = 714 SQ.FT. (66 SQ. M.)

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 it.



Energy Performance Certificate

PL Greyhound Lane
LONDON
SW16 5RW

Dwelling type: Top floor flat
Date of assessment: 05 October 2010
Date of certificate: 05 October 2010
Reference number: 9842/2008-0205-9902
Type of assessment: SAP - existing dwelling
Total floor area: 67 m²

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	
Current	Potential	Current	Potential
Energy A	Energy B	Env A	Env B
Energy C	Energy D	Env C	Env D
Energy E	Energy F	Env E	Env F
Energy G	Energy H	Env G	Env H

England & Wales EPC Rating: C
England & Wales Env Rating: C

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	152 kWh/m ² per year	141 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£71 per year	£35 per year
Heating	£239 per year	£244 per year
Hot water	£37 per year	£37 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 standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do 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.

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

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a simple and easy way 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 on improving your dwelling'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.