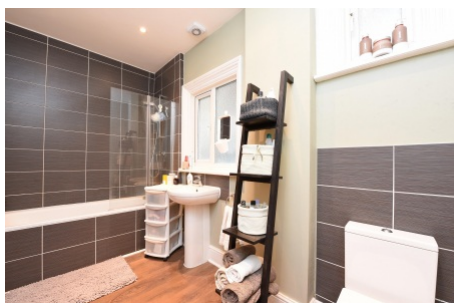


## Becmead Avenue, Streatham SW16

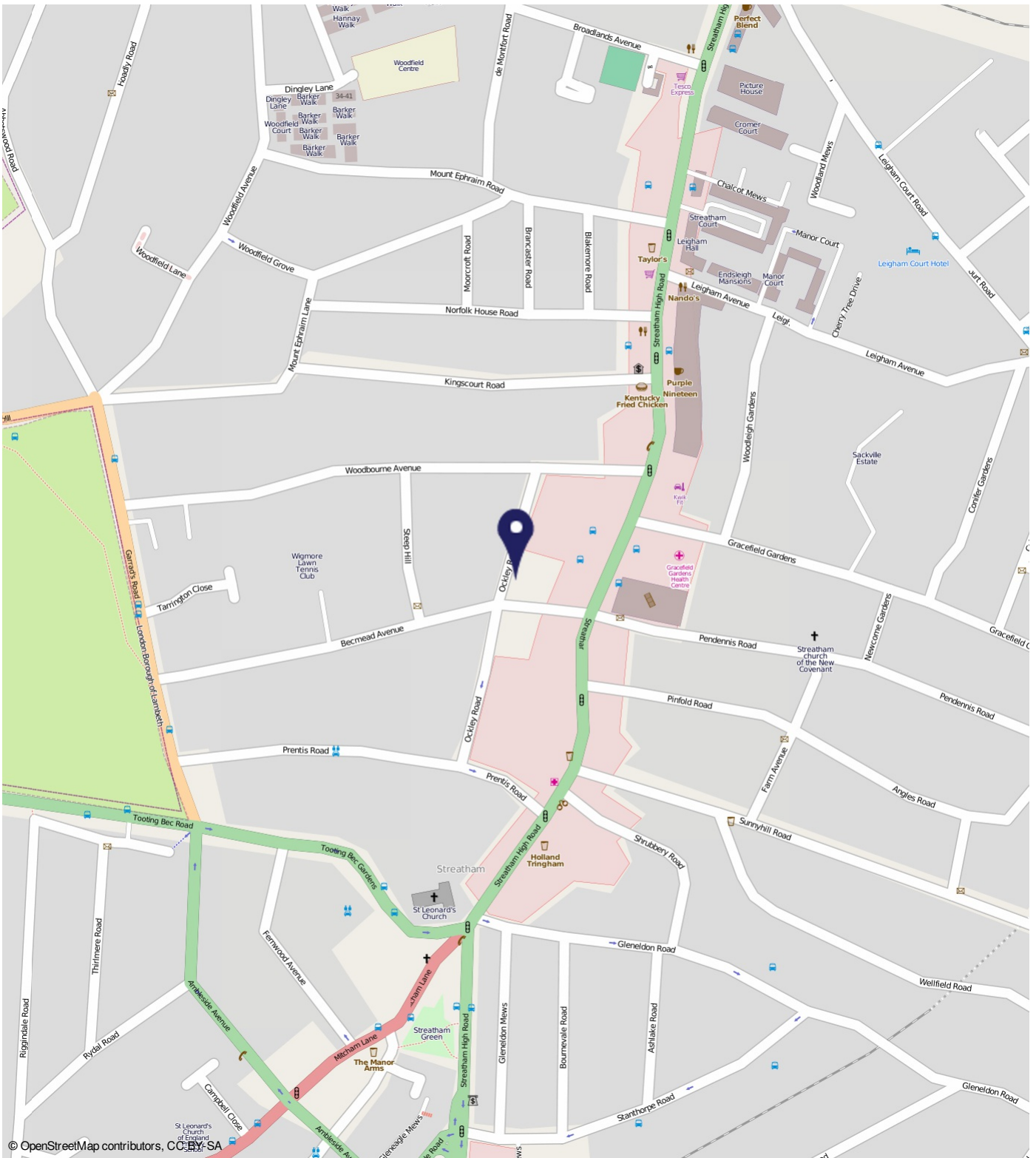
Borough: Lambeth

**£1,250 pcm**

- Large one bedroom flat
- First floor



A very spacious one bedroom flat on this lovely street close to Streatham High Road and Tooting Bec Common. This first floor apartment comprises; large reception room, modern eat-in kitchen, double bedroom and tiled smart bathroom. Available from the beginning of May, unfurnished.



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## Becmead Avenue, Streatham SW16

### Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.4 miles
- To Balham Underground Station 1.2 miles

**Energy Performance Certificate**

First Floor Flat, 21 Becmead Avenue, LONDON, SW16 1UN  
 Dwelling type: Mid-floor flat Reference number: 8857-7921-1020-7268-9956  
 Date of assessment: 18 September 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 18 September 2013 Total floor area: 72 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:** **£ 2,214**  
**Over 3 years you could save** **£ 1,058**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 155 over 3 years	
Heating	£ 1,877 over 3 years	£ 714 over 3 years	You could save <b>£ 1,058</b> over 3 years
Hot Water	£ 119 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,214</b>	<b>£ 1,189</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is 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	£ 807	
2 Low energy lighting for all fixed outlets	£25	£ 69	
3 Heating controls (programmable room thermostat and TRVs)	£350 - £450	£ 192	

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.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home energy and improve it.

**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.