

Becmead Avenue, Streatham SW16

Borough: Lambeth

£1,200 pcm

- Large one bedroom flat
- Separate Kitchen



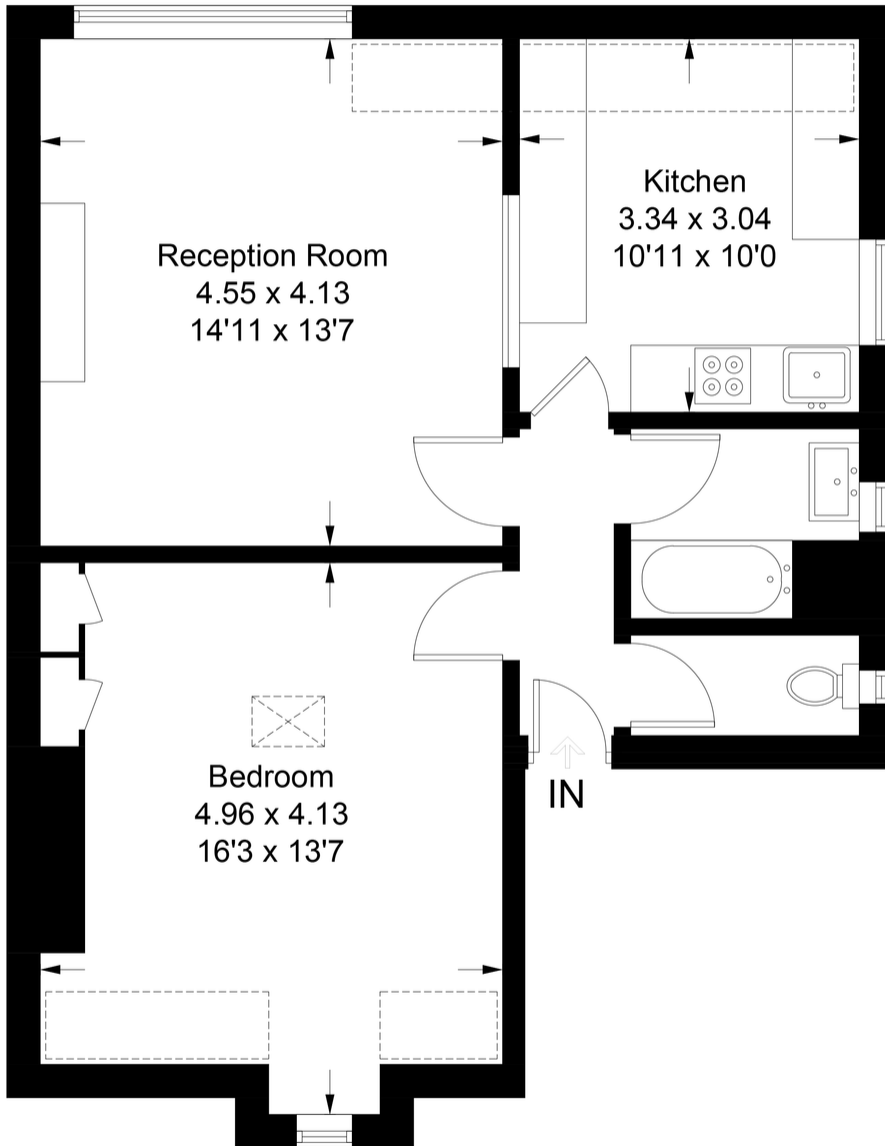
A large one bedroom flat on a lovely street between Streatham High Road and Tooting Bec Common. Available end of June.

Becmead Avenue

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 5 sq m / 54 sq ft
 Total = 58.7 sq m / 632 sq ft

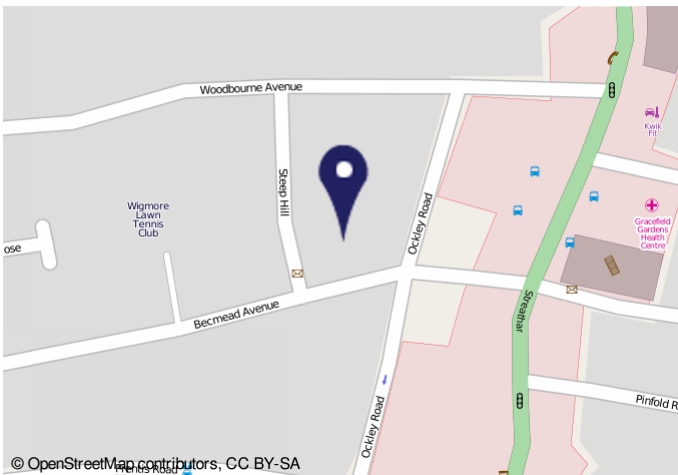


= Reduced headroom below 1.5m / 5'0"



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID648868)



Energy Performance Certificate

Top Floor Flat, 21 Becmead Avenue, LONDON, SW16 1UN
 Dwelling type: Top-floor flat Reference number: 8802-4801-4226-0027-4873
 Date of assessment: 20 August 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 22 August 2013 Total floor area: 57 m²

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: **£ 1,719**
Over 3 years you could save **£ 450**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 108 over 3 years	You could save £ 450 over 3 years
Heating	£ 1,287 over 3 years	£ 845 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Total	£ 1,719	£ 1,269	

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

Energy efficient: lower ratings are better	Current	Potential
Energy efficient: lower ratings are better	A	B
Energy efficient: lower ratings are better	C	D
Energy efficient: lower ratings are better	E	F
Energy efficient: lower ratings are better	G	H
Energy efficient: lower ratings are better	I	J
Energy efficient: lower ratings are better	K	L

The graph shows the current energy efficiency of your home. The highest rating shows the best 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 65). The EPC rating given here is based on apparent 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
1. Internal or external wall insulation	£4,000 - £14,000	£ 264
2. Low energy lighting for all fixed outlets	£40	£ 93

To receive advice on other measures you can take to reduce your energy bills, visit www.openenergywatch.org.uk or call freephone 0800 444022. The Energy Saving Trust can also help 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.