

Woodland Mews, Streatham Hill SW16

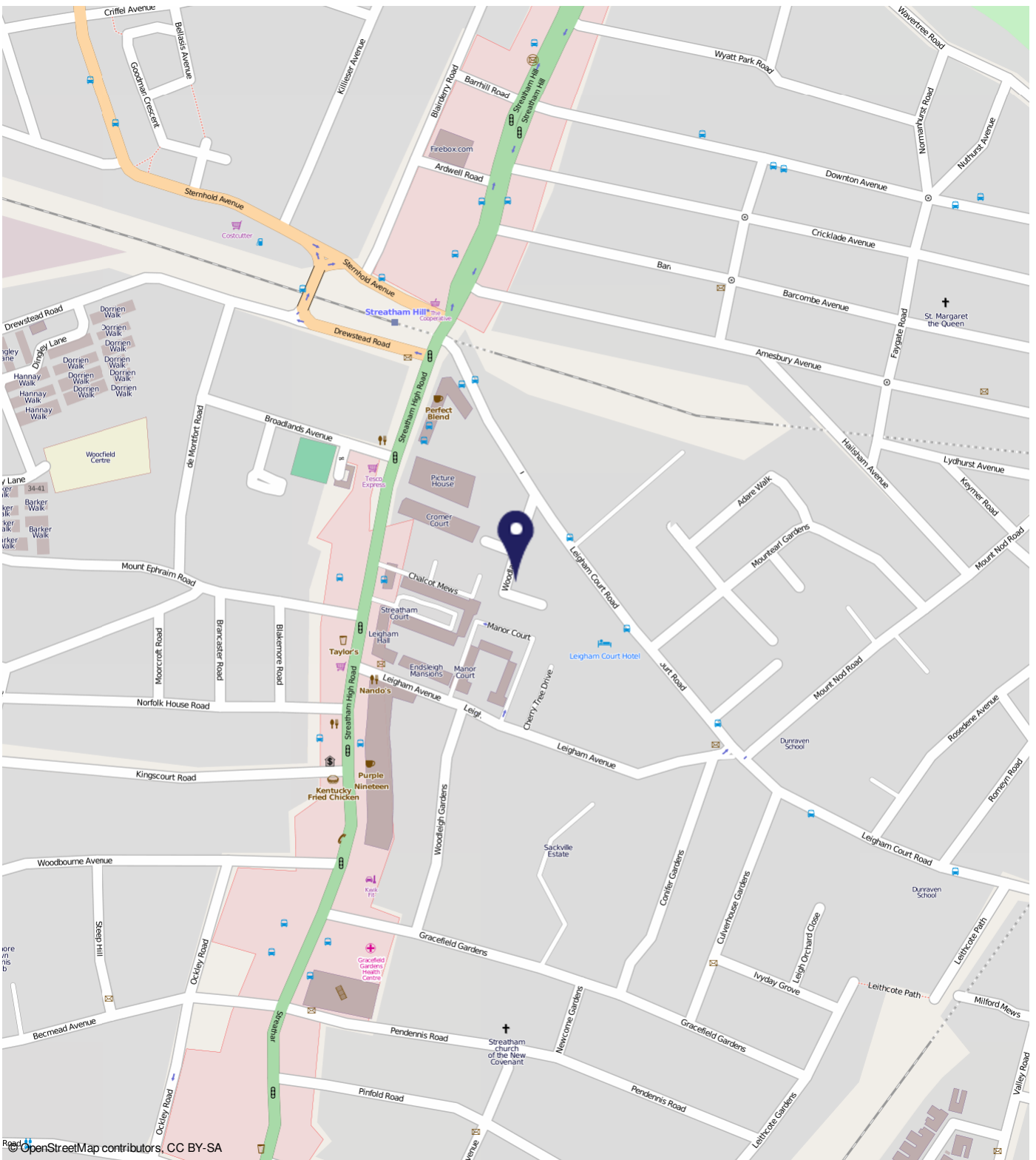
Borough: Lambeth

£2,365 pcm

- Four double bedrooms
- Two bathrooms



A smart four double bedroom, two bathroom town house located opposite Streatham Hill station. The accommodation is in good decorative order and has a parking space and garden. Available soon, part-furnished.



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Distances

- To Streatham Hill Rail Station 0.2 miles
- To Streatham Rail Station 0.7 miles
- To Tulse Hill Rail Station 0.9 miles

Energy Performance Certificate

2, Woodland Mews
LONDON, SW16 2AG

Dwelling type: Mid-terrace house
Date of assessment: 08 July 2010
Date of certificate: 08 July 2010
Reference number: 0948-1448-032-7970-7930
Type of assessment: RUSAP, existing dwelling
Total floor area: 128 m²
This home's performance is rated in terms of 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	Current	Potential
A	71	77
B	62	68
C	53	59
D	44	50
E	35	41
F	26	32
G	17	23

Environmental Impact (CO ₂) Rating	Current	Potential
A	71	77
B	62	68
C	53	59
D	44	50
E	35	41
F	26	32
G	17	23

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy rate	191 kWh/m ² per year	145 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.0 tonnes per year
Lighting	129 per year	108 per year
Heating	4360 per year	3370 per year
Hot water	£113 per year	£113 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 see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations must only be given by the Energy Search Tools to provide you with information to improve your dwelling's energy performance.

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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.