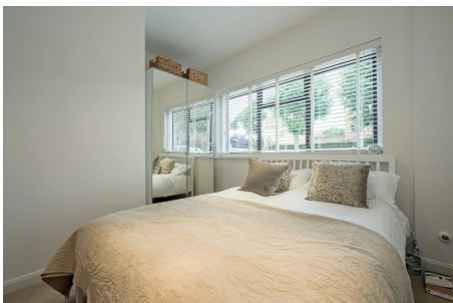


## Ryecroft Road, Streatham SW16

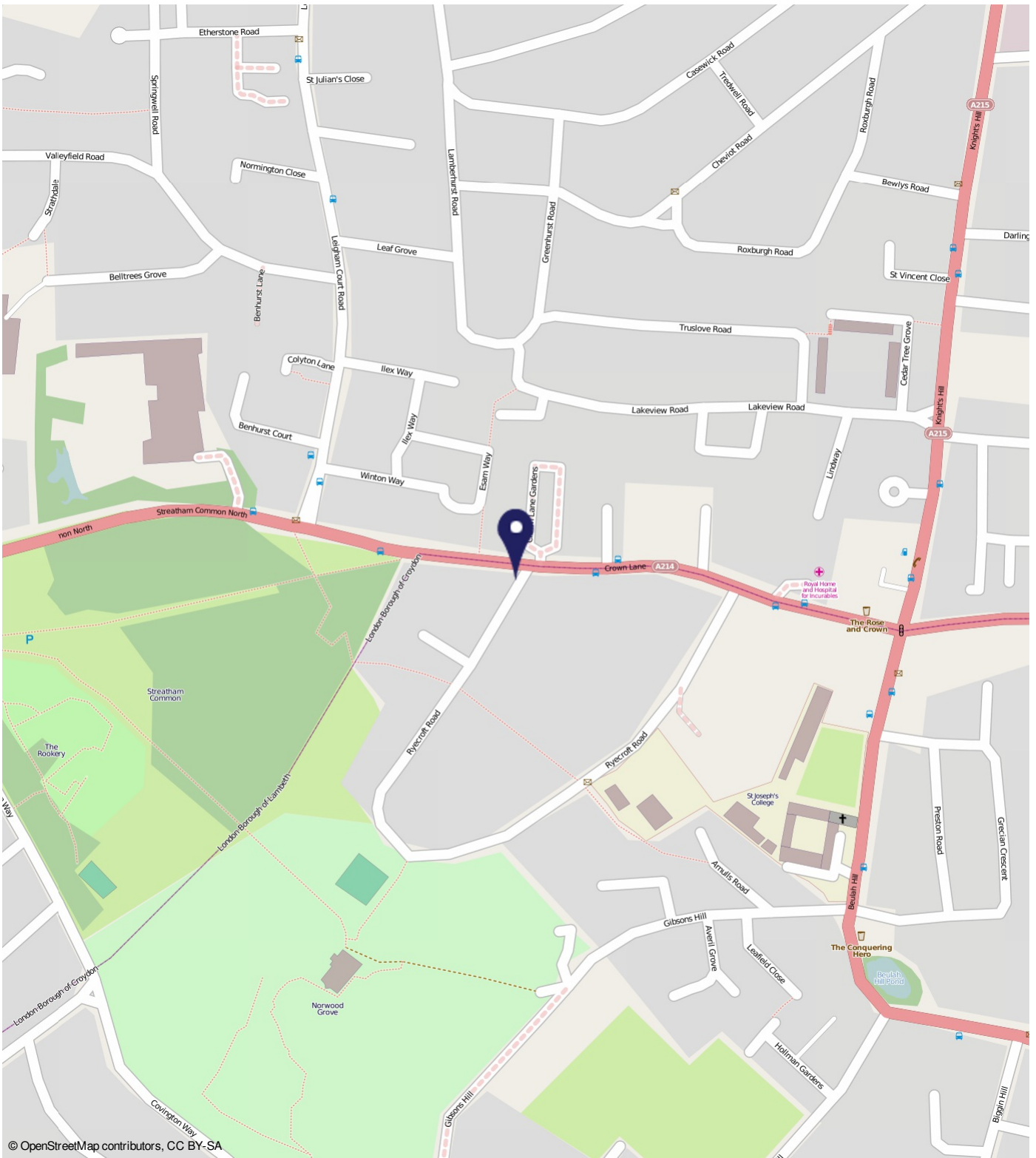
Borough: Lambeth

**£1,000 pcm**

- One bedroom
- Private section of garden



A beautiful, compact one bedroom flat with own front door and private section of garden. It is in an attractive building on a quiet road close to Streatham Common. This property is available start of September, furnished.



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## Rycroft Road, Streatham SW16

### Distances

- To West Norwood Rail Station 0.7 miles
- To Streatham Rail Station 0.9 miles
- To Norbury Rail Station 0.9 miles

**Energy Performance Certificate**

SW16, Rycroft Road  
 EPC Ref: SW16 3EJ

Dwelling type: Ground floor flat  
 Date of assessment: 29 March 2012  
 Date of certificate: 29 March 2012  
 Reference number: EPC9:101-45229-2626-4733  
 Type of assessment: RPEAP, existing dwelling  
 Total floor area: 29m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | A         | A  | A         |
| B                        | B         | B  | B         |
| C                        | C         | C  | C         |
| D                        | D         | D  | D         |
| E                        | E         | E  | E         |
| F                        | F         | F  | F         |
| G                        | G         | G  | G         |

**England & Wales**  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales**  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

| Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home |                                 |                                 |
|---|---------------------------------|---------------------------------|
|   | Current                         | Potential                       |
| Energy use  | 594 kWh/m <sup>2</sup> per year | 495 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions  | 3.3 tonnes per year             | 2.7 tonnes per year             |
| Lighting  | £20 per year                    | £19 per year                    |
| Heating   | £602 per year                   | £520 per year                   |
| Hot water   | £54 per year                    | £56 per year                    |

**You could save up to £87 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 heating conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupant's actual fuel bill and carbon emissions in practice. The figures do not include the impact of the built space for cooling or warming appliances, such as TV, fridge etc. - do they? They do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust 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 environmental impact report may be shown in the Energy Saving Trust's Property Plus, 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.