

Northanger Road, Streatham SW16

Borough: Lambeth

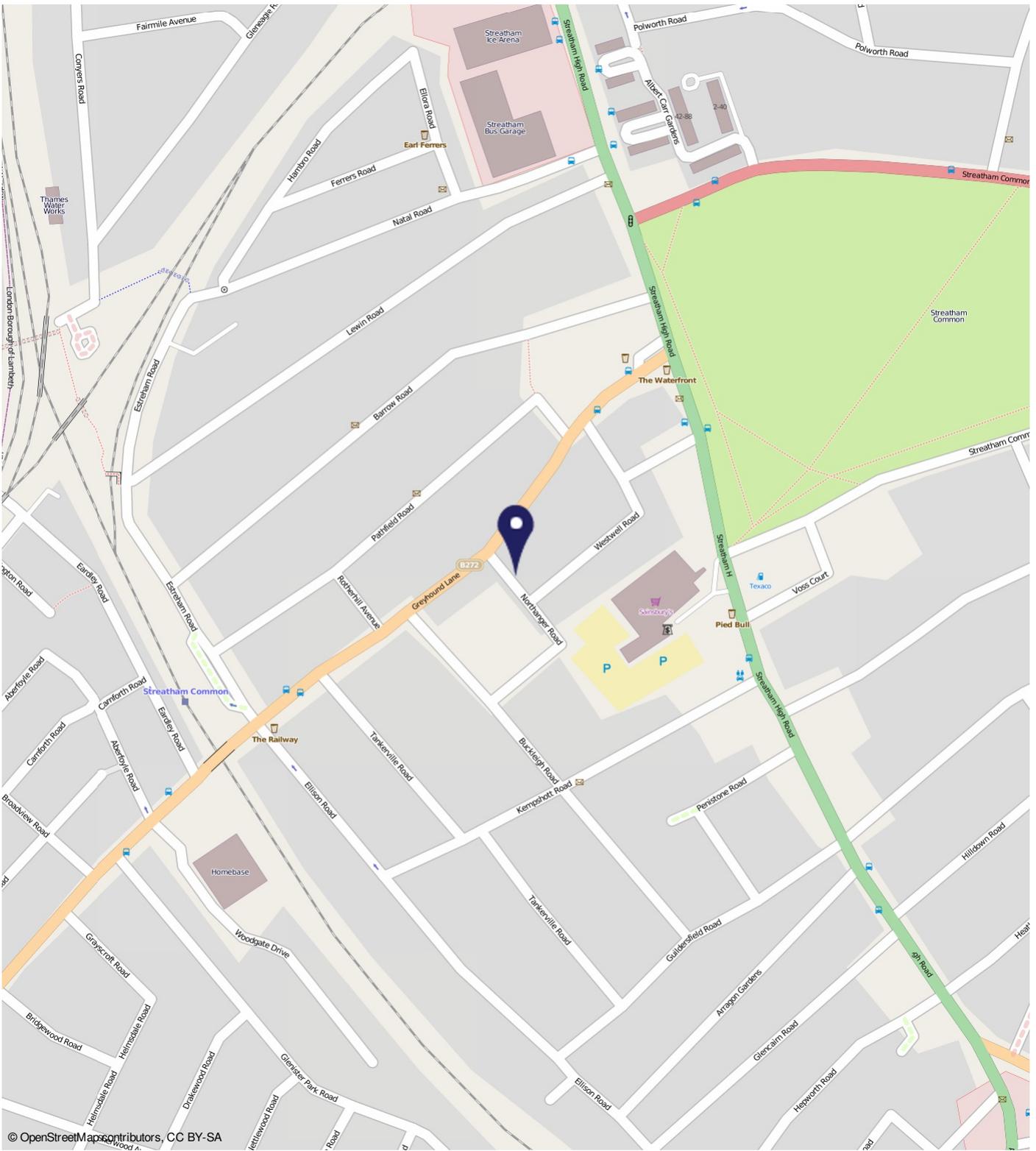
£2,000 pcm

- Two double bedrooms
- Beautifully presented



A beautifully presented and spacious two double bedroom, two bathroom ground floor maisonette with a large private garden. The flat also has a cellar, a conservatory and is within close proximity Streatham Common and Streatham BR. Available from mid-April, part-furnished.

Rent (£2,000pcm), 5 week security Deposit (£2,305.00), 12 month tenancy. Council tax band C, Lambeth.



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Distances

- To Streatham Common Rail Station 0.2 miles
- To Streatham Rail Station 0.4 miles
- To Norbury Rail Station 0.7 miles

Energy Performance Certificate

Ground Floor Flat, 5 Northanger Road, LONDON, SW16 5RX

Dwelling type: Ground floor flat Reference number: 0756-2863-6915-6762-7511

Date of assessment: 17 September 2012 Type of assessment: RdSAP existing dwelling

Date of certificate: 18 September 2012 Total floor area: 37 sqm

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: **£ 2,199**

Over 3 years you could save **£ 1,326**

Estimated energy costs of this home		Potential savings
Lighting	£ 111 over 3 years	£ 69 over 3 years
Heating	£ 1,963 over 3 years	£ 618 over 3 years
Hot Water	£ 120 over 3 years	£ 56 over 3 years
Total	£ 2,198	£ 693

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by renewable generation.

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 in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 480	Yes
2 Floor insulation	£800 - £1,200	£ 234	Yes
3 Draught proofing	£60 - £120	£ 39	Yes

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.direct.gov.uk/energy or call 0800 123 1234 (textphone relayed voice). The Green Deal only allows you to make your home warmer and cheaper to run at no up-front cost.

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.