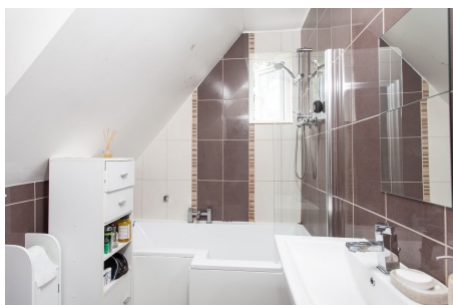


Leigham Vale, Streatham Hill SW16

Borough: Lambeth

£1,600 pcm

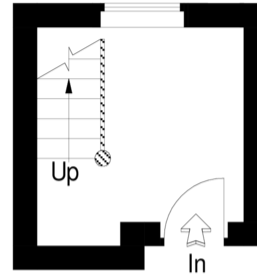
- Bright and airy
- Two double bedrooms



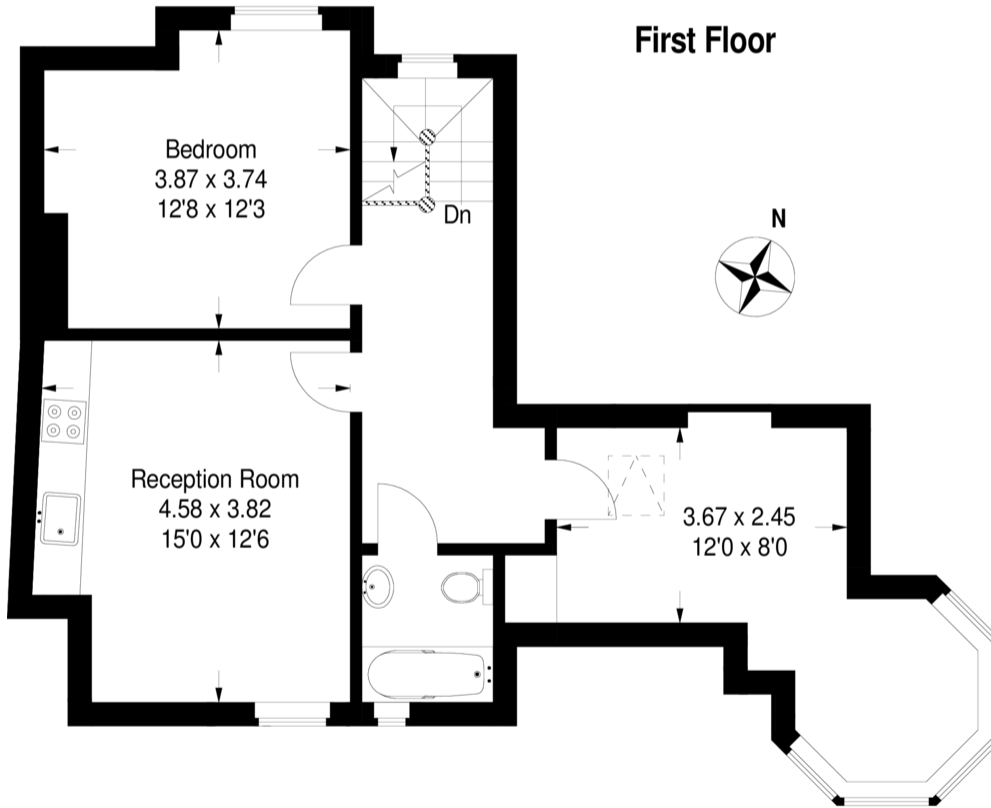
Located within close proximity to Tulse Hill BR the accommodation comprises; open-plan kitchen/ living room with appliances, two good sized double bedrooms, modern bathroom and ample storage. Available now, part-furnished.

Leigham Vale

Approximate Gross Internal Area
68 sq m / 732 sq ft

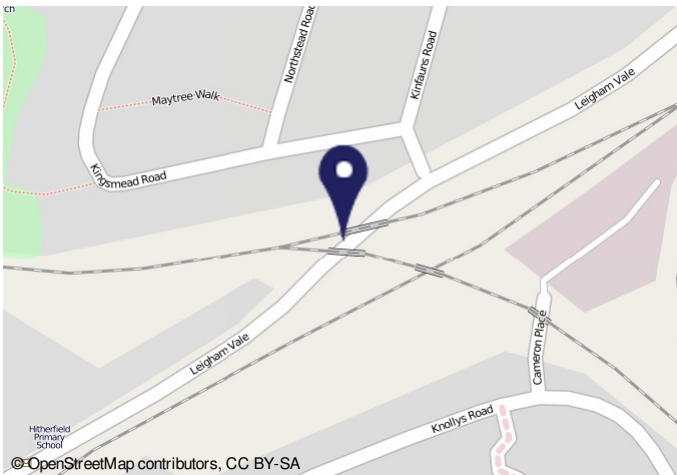


First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID70612)



Energy Performance Certificate

Flat 5, 90-91 Leigham Vale, LONDON, SW16 2JG
 Dwelling type: Top-floor flat
 Date of assessment: 30 September 2019
 Date of certificate: 07 October 2019
 Reference number: 8209-9908-0220-3476-8113
 Type of assessment: RdSAP existing dwelling
 Total floor area: 64 m²

Use this document to:
 * Compare current energy of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years		£ 2,310
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 156 over 3 years	£ 156 over 3 years
Heating	£ 1,881 over 3 years	£ 1,881 over 3 years
Hot water	£ 273 over 3 years	£ 273 over 3 years
Totals	£ 2,310	£ 2,310

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 running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating	
Current	Potential

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). 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.

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.