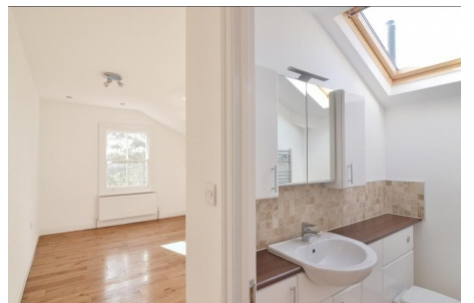
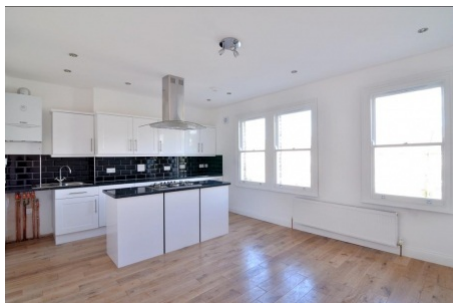


Buckleigh Road, Streatham SW16

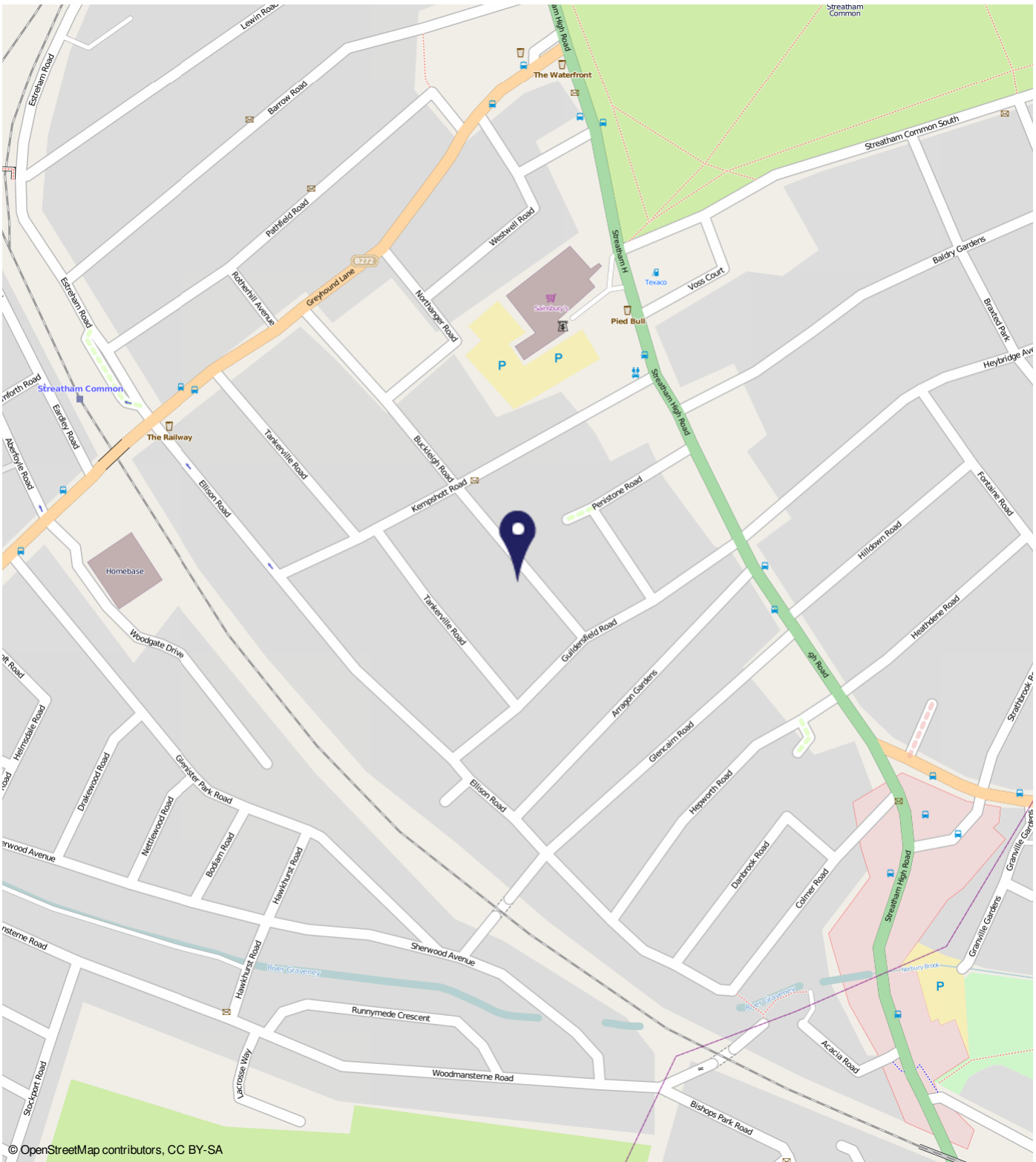
Borough: Lambeth

£1,750 pcm

- Three bedrooms
- Two bathrooms



A three double bedroom, two bathroom flat to rent. Streatham Common station is nearby and connects to Clapham Junction, Victoria and London Bridge and there are many bus routes on the High Road. Available soon, part-furnished.



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Buckleigh Road, Streatham SW16

Distances

- To Streatham Common Rail Station 0.3 miles
- To Norbury Rail Station 0.5 miles
- To Streatham Rail Station 0.6 miles

Energy Performance Certificate

4th Buckleigh Road
LONDON
SW16 5JZ

Dwelling type: Flat
Date of assessment: 18 August 2011
Date of certificate: 18 August 2011
Reference number: 8427/2188-0320-0249-0893
Type of assessment: Existing dwelling
EPC floor area: 82 m²

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 (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact there is on the environment.

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | Current | Potential |
|---|---------------------------------|---------------------------------|
| Energy use | 238 kWh/m ² per year | 224 kWh/m ² per year |
| Carbon dioxide emissions | 3.7 tonnes per year | 3.5 tonnes per year |
| Lighting | €90 per year | €48 per year |
| Heating | €513 per year | €513 per year |
| Hot water | €90 per year | €90 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 not likely to match an individual's actual fuel bills and carbon emissions in practice. The figures do not reflect the impact of the use of services for cleaning or security, or the use of lifts or lifts 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.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a guide and does not aim to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information to improve your building'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.