

## Mount Ephraim Road, Streatham Hill SW16

Borough: Lambeth

**£1,800 pcm**

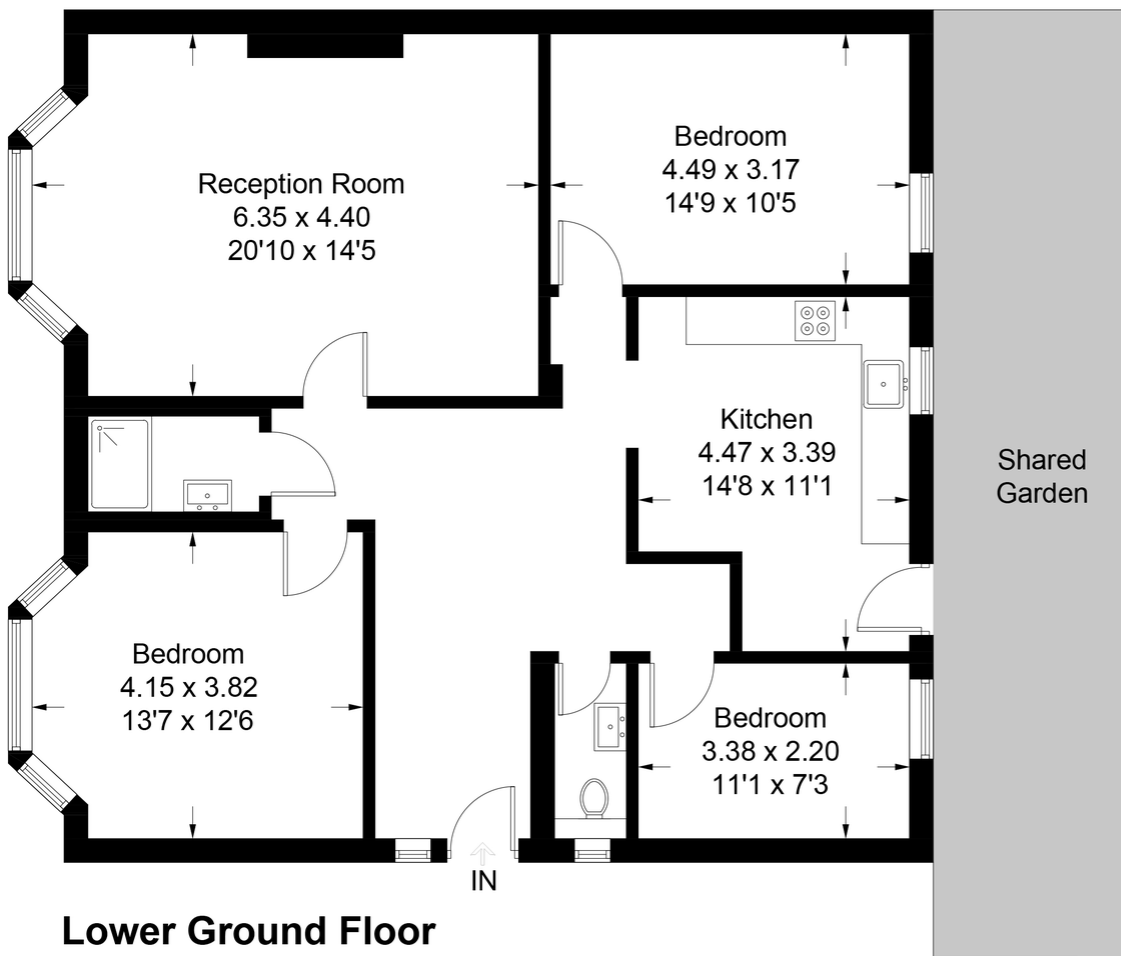
- Three bedroom flat
- Direct access to communal garden



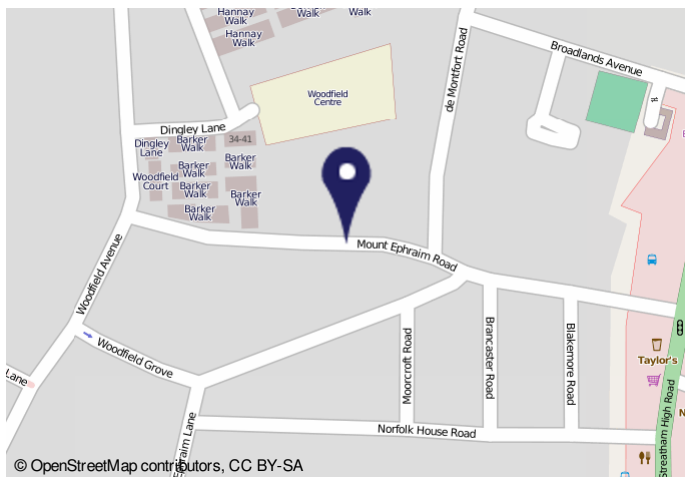
A particularly spacious and well-presented three bedroom flat in an extremely sought after road between Streatham Hill and Tooting Bec Common. The property is newly refurbished and comprises of large reception room, three bedrooms, a shower room, separate WC and a large bright kitchen with doors leading to a communal garden. Available end of February, furnished.

# Mount Ephraim Road

Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID607040)



**Energy Performance Certificate**

Lower Ground Floor, 32 Mount Ephraim Road, LONDON, SW16 5LW

Dwelling type: Ground floor flat Reference number: 0813-2886-7495-8624-3811

Date of assessment: 21 January 2014 Type of assessment: RdSAP existing dwelling

Date of certificate: 29 January 2014 Total floor area: 106 sq m

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 making improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	£ 3,354
Over 3 years you could save	£ 1,806

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 212 over 3 years	£ 169 over 3 years	You could save £ 1,806 over 3 years
Heating	£ 2,709 over 3 years	£ 1,653 over 3 years	
Hot Water	£ 433 over 3 years	£ 306 over 3 years	
<b>Total</b>	<b>£ 3,354</b>	<b>£ 1,528</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by regeneration.

**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 group 1. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 821	Yes
2. Floor insulation	£800 - £1,200	£ 321	Yes
3. Draught proofing	£80 - £120	£ 48	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](http://www.direct.gov.uk/energy) or call 0800 123 1234 (local landline only). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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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.