

Pinfold Road, Streatham SW16

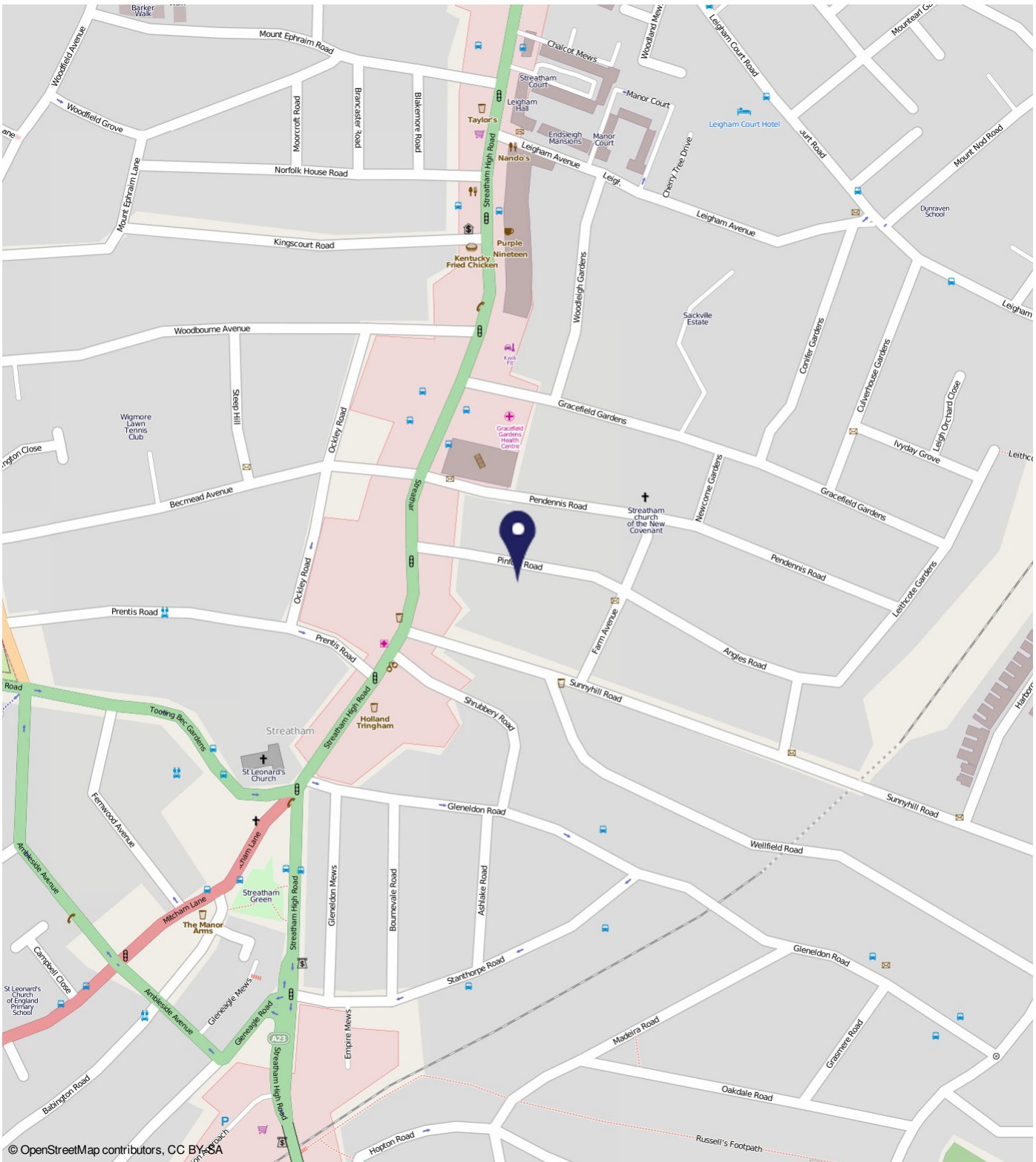
Borough: Lambeth

£1,000 pcm

- Top Floor Studio Flat
- Seperate Kitchen and Bathroom



A lovely studio flat with separate kitchen and bathroom. Located just off Streatham High Road, it offers easy access to the large number of shops, bars and restaurants and train links of Streatham and Streatham Hill stations. This flat comes part-furnished and is available immediately.



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Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Hill Rail Station 0.5 miles
- To Streatham Common Rail Station 0.9 miles

Energy Performance Certificate

Flat 5, 1 Pinfold Road, LONDON, SW16 2BL

Dwelling type: Top-floor flat
 Date of assessment: 26 February 2014
 Date of certificate: 27 February 2014

Reference number: 8054-7222-2760-8006-7922
 Type of assessment: RdSAP existing dwelling
 Total floor area: 33 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: **£ 2,694**

Over 3 years you could save: **£ 1,668**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 56 over 3 years	£ 96 over 3 years
Heating	£ 2,412 over 3 years	£ 702 over 3 years
Hot Water	£ 186 over 3 years	£ 168 over 3 years
Total	£ 2,654	£ 966

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

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	£ 768	Yes
2 Draught proofing	£80 - £120	£ 24	Yes
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 625	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 call). The Green Deal may allow 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.