

Sternhold Avenue, Streatham Hill SW2

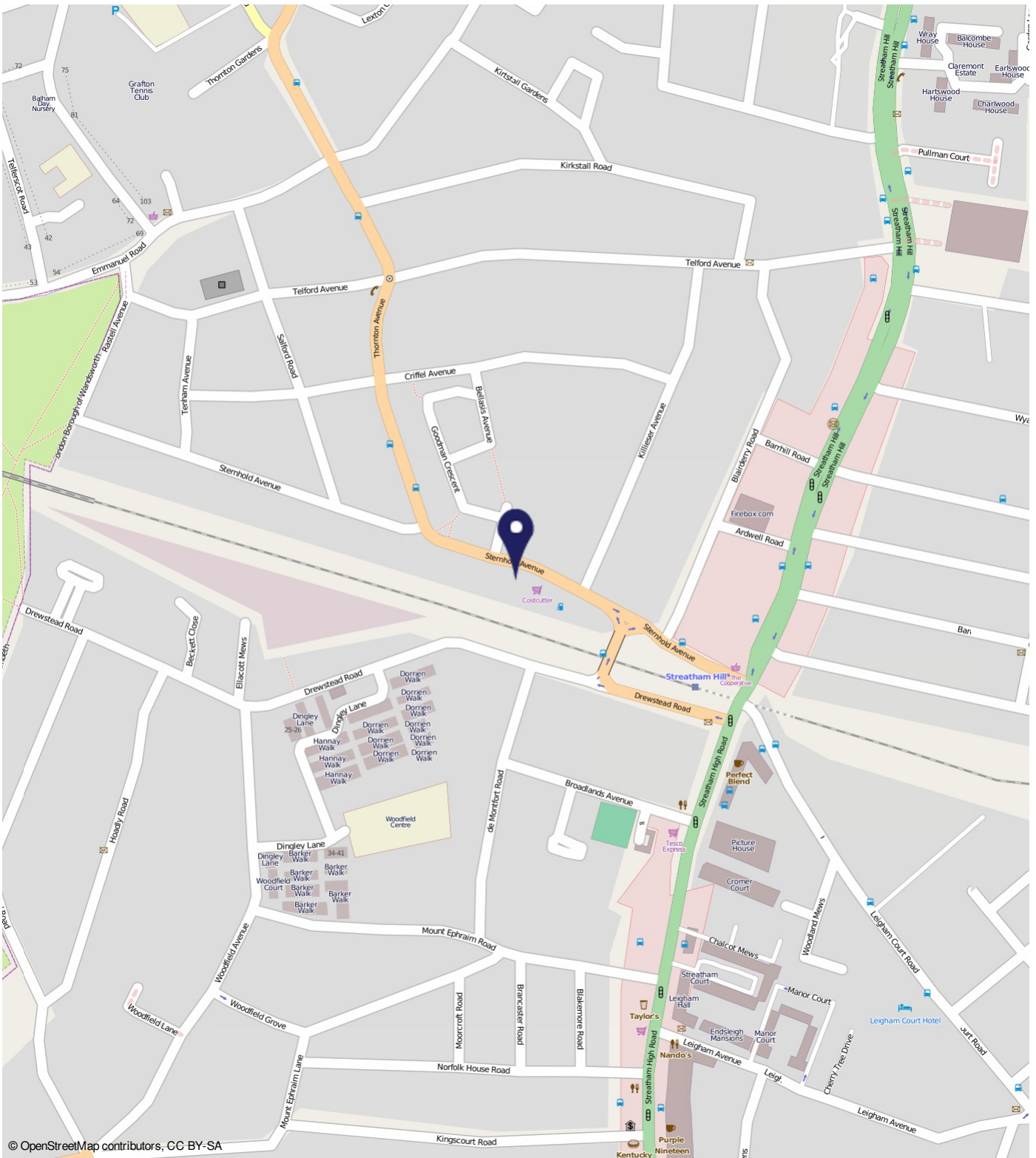
Borough: Lambeth

£950 pcm

- One bedroom flat
- Close to Streatham Hill station



A one bedroom first floor flat, located on a prime road in Streatham Hill. This property is offered comprises of lounge with dual aspect windows, bedroom, kitchen and bathroom with shower. The property is neutrally decorated throughout and is within close proximity to Streatham Hill station. SUITABLE FOR A SINGLE TENANT. Available from 21st September, furnished.



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Distances

- To Streatham Hill Rail Station 0.1 miles
- To Streatham Rail Station 0.9 miles
- To Balham Underground Station 1 miles
- To Clapham South Underground St 1.2 miles

Energy Performance Certificate

Plot 2, 73 Sternhold Avenue, LONDON, SW2 4PB
 Dwelling type: Mid-rise flat
 Date of assessment: 21 April 2014
 Date of certificate: 20 April 2014
 Reference number: 0022 3824 7347 8024-4951
 Type of assessment: RDS/EP, existing dwelling
 Floor area: 32 sq ft

Use this document to:
 * Compare current energy performance 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	£ 2,217
Over 3 years save costs over	£ 852

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 106 over 3 years	£ 94 over 3 years	£ 12 over 3 years
Heating	£ 1,224 over 3 years	£ 814 over 3 years	£ 410 over 3 years
Hot Water	£ 887 over 3 years	£ 633 over 3 years	£ 254 over 3 years
Totals	£ 2,217	£ 1,541	£ 676

These figures show how much the average household could spend on this property for heating, lighting and hot water. This excludes energy use for cooking appliances, hot 100% computers and printers, and any electricity generated by photovoltaic panels.

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 on 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	Available with Smart Grid?
1 Increase loft insulation to 275 mm	£100 - £200	£ 11+ over 3 years	Yes
2 Reduce air external wall insulation	£4,000 - £14,000	£ 60+ over 3 years	Yes
3 Low energy lighting for all fixed outlets	£20	£ 5+ over 3 years	Yes

See page 3 for a full list of recommendations for this property.

www.epc.gov.uk/energy-certificate
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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.