

Norfolk House Road, Streatham Hill SW16

Borough: Lambeth

£1,400 pcm

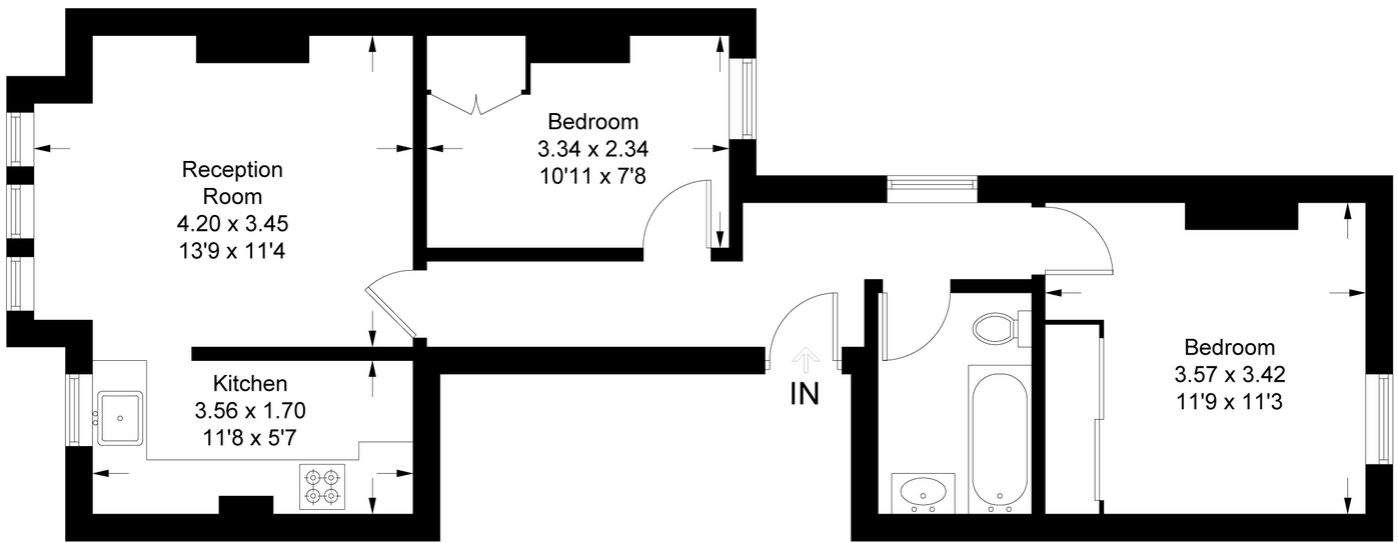
- Two double bedroom flat
- First floor



This apartment is well-presented throughout and has recently been redecorated. The accommodation boasts; a bright and spacious reception room which opens onto a modern kitchen with appliances, two double bedrooms and brand new contemporary bathroom. Located within close proximity to Streatham Hill train station, Tooting Bec Common and local amenities of the area.

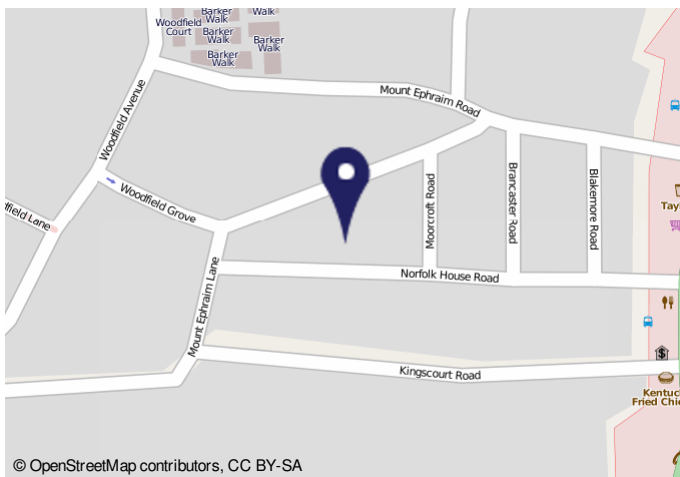
Norfolk House Road

Approximate Gross Internal Area
53.8 sq m / 579 sq ft



First Floor

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. (ID508173)



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Energy Performance Certificate

75, Norfolk House Road
LONDON
SW16 5QP

Building type: Mid floor flat
Date of assessment: 26 February 2019
Date of certificate: 26 Feb 2019
Reference number: ZM6-3031-6202-7430-2980
Type of assessment: SAP, existing building
Total floor area: 43 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	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	214 kWh/m ² per year	211 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£22 per year	£22 per year
Heating	£274 per year	£254 per year
Hot water	£89 per year	£82 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 energy conditions (heating periods, room temperature, etc.). Fuel use is the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or heating appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, 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 recommended signs (lighting energy-related products, etc.) quick and easy way 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 on improving 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.