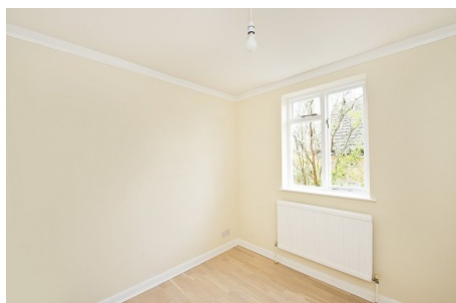


## Mount Ephraim Road, Streatham Hill SW16

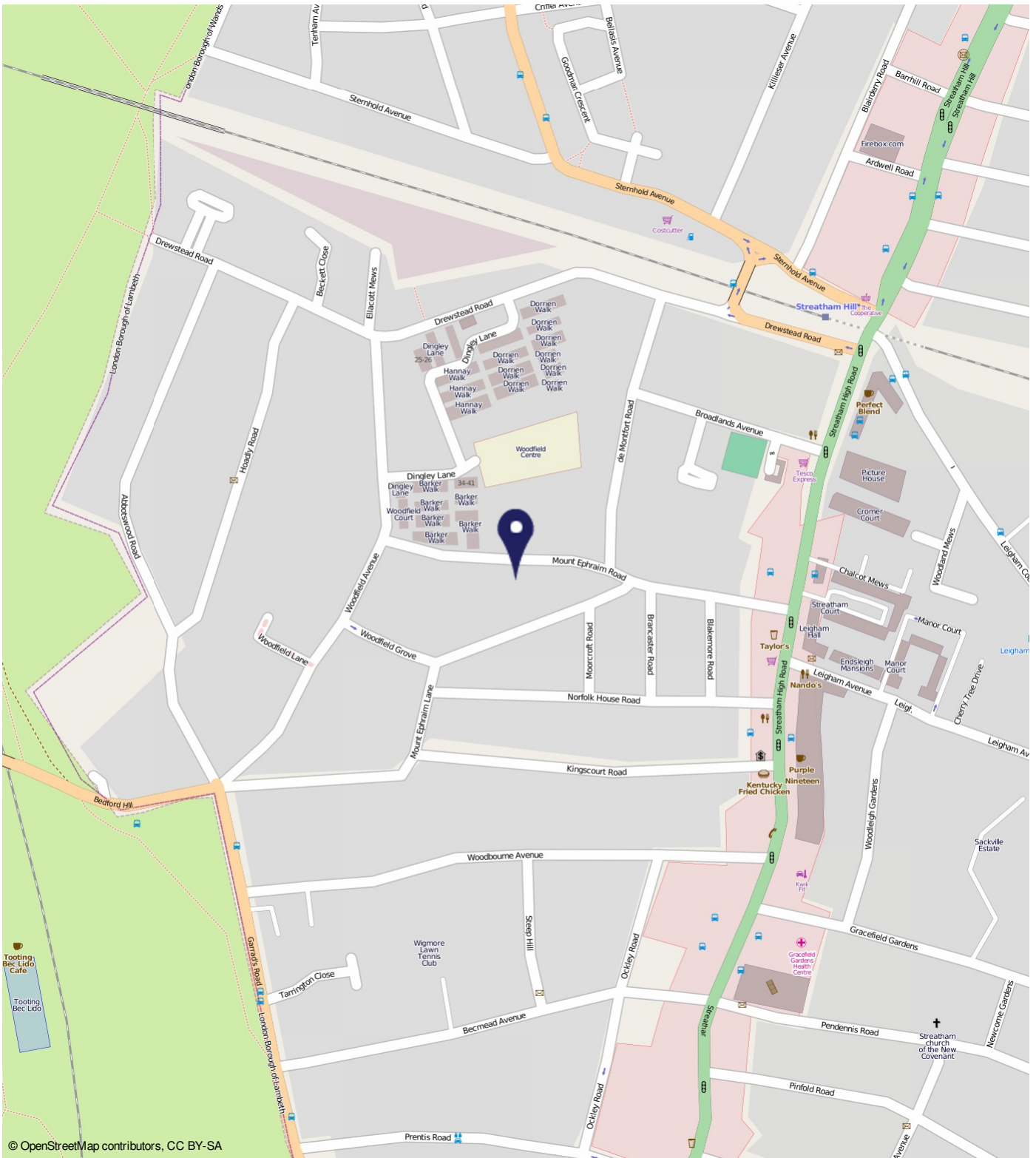
Borough: Lambeth

**£1,000 pcm**

- Small one bedroom flat
- Recently refurbished



A small one bedroom flat in one of Streatham Hill's most popular locations. Set on the raised ground floor of this handsome Victorian building the flat has open plan kitchen-reception, bathroom and the bedroom to the rear. Located a short walk from Streatham High Road and the excellent transport links of Streatham Hill station. Available soon, unfurnished.



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## Mount Ephraim Road, Streatham Hill SW16

### Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.7 miles
- To Balham Rail Station 1 miles
- To Balham Underground Station 1 miles

**Energy Performance Certificate**

37b, Mount Ephraim Road, LONDON, SW16 1LP

Reference number: 9828-5074-7287-0667-0500  
 Dwelling type: Mid-floor flat  
 Date of assessment: 12 March 2013  
 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 13 March 2013  
 Total floor area: 28 m<sup>2</sup>

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:** £ 1,188  
**Over 3 years you could save:** £ 411

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 53 over 3 years	£ 57 over 3 years	
Heating	£ 897 over 3 years	£ 518 over 3 years	
Hot Water	£ 188 over 3 years	£ 204 over 3 years	
<b>Total</b>	<b>£ 1,188</b>	<b>£ 779</b>	<b>You could save £ 411 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use 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).

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

**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	£ 222	
2 Low energy lighting for all fixed outlets	£ 15	£ 30	
3 Heating controls (over thermostat and TRVs)	£200 - £400	£ 57	

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/uk/energy](http://www.direct.gov.uk/uk/energy) or call 0800 123 1234 (except national calls). The Green Deal may allow you to make your home warmer and cheaper to run all on up-front costs.

**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 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.