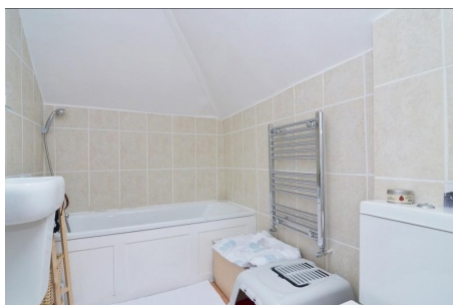
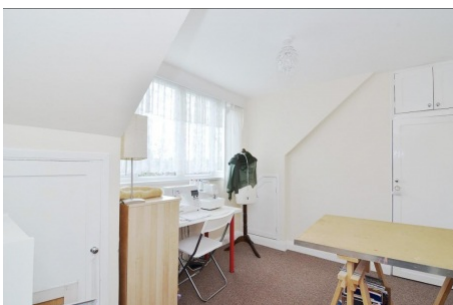


## Barrow Road, Streatham SW16

Borough: Lambeth

**£1,200 pcm**

- Bright one bedroom flat
- Close to stations



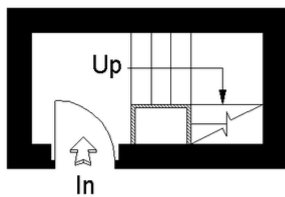
A beautifully presented one bedroom top floor flat in an attractive converted period building. The accommodation is brightly decorated and benefits from an abundance of natural light. Both Streatham Common and Streatham stations are within a short walk offering alternative routes into the city and the open parkland of the Common is at the top of the road. Available end of February.

# Barrow Road

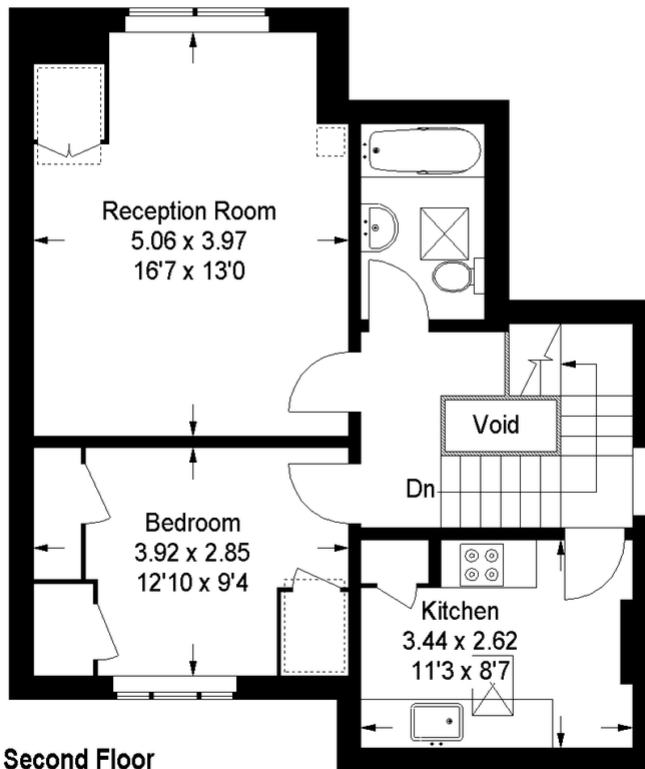
Approximate Gross Internal Area (Excluding Void) :- 55 sq m / 592 sq ft

Reduced Headroom :- 2 sq m / 21 sq ft


Total :- 57 sq m / 613 sq ft



First Floor



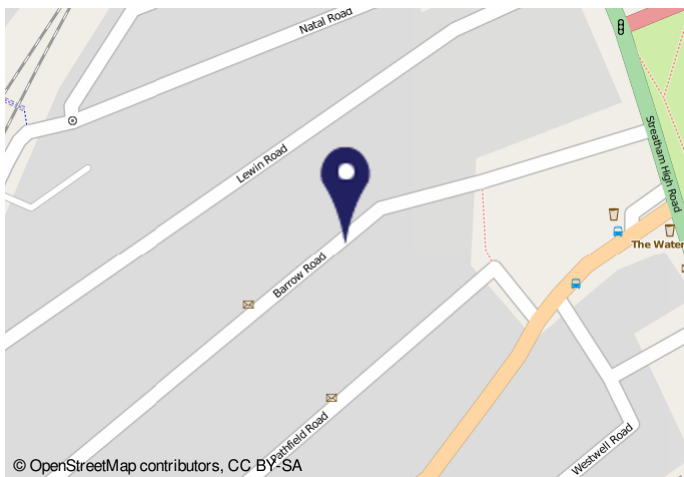
Second Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID12891)



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**Energy Performance Certificate**

DL Barrow Road  
LONDON  
SW16 6PL

Dwelling type: Top floor flat  
Date of assessment: 12 April 2010  
Date of certification: 16 April 2010  
Reference number: 5228-2034-6244-7940-8944  
Type of assessment: RPE/EP - existing dwelling  
Total floor area: 49 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	36.4 kWh/m <sup>2</sup> per year	35.6 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.0 tonnes per year	2.8 tonnes per year
Lighting	£62 per year	£20 per year
Heating	£486 per year	£462 per year
Hot water	£77 per year	£77 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 rating conditions (heating pattern, room temperature, etc.) that are the same for all homes, consequently they are likely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running 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.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on energy saving products and services.

**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.