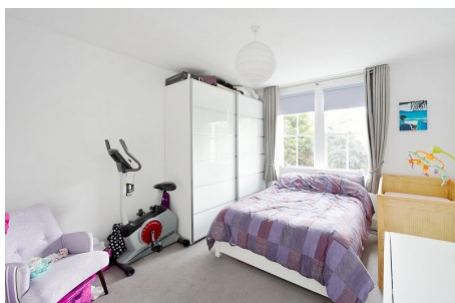


Norfolk House Road, Streatham Hill SW16

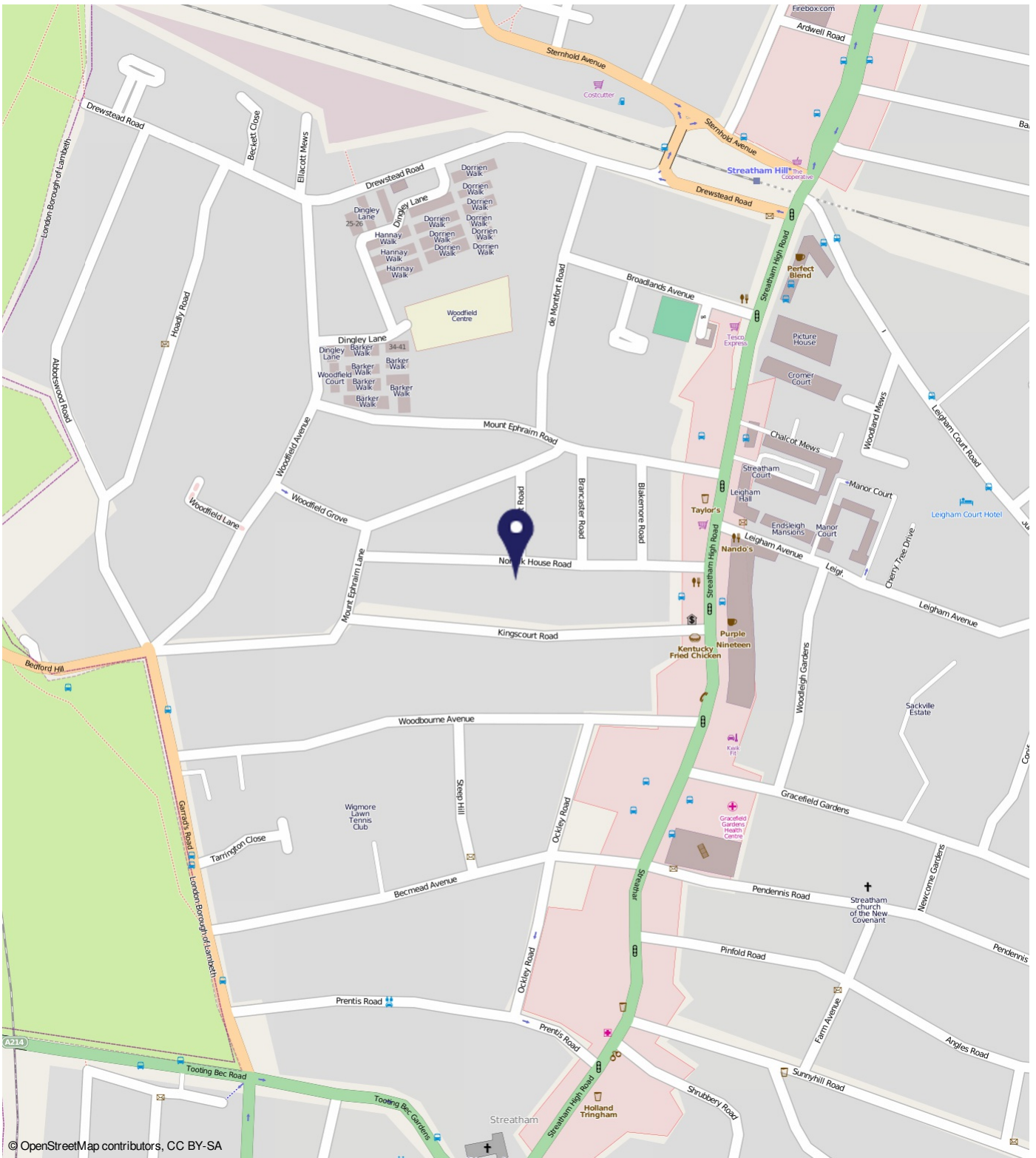
Borough: Lambeth

£2,000 pcm

- Three bedroom flat
- Large reception room



A stunning recently refurbished three bedroom apartment located on Norfolk House Road. The accommodation, which is split over three floors comprises of large reception room with bay window and stripped wooden flooring, separate eat-in kitchen with all mod cons, three double bedrooms, modern bathroom with shower over bath and underfloor heating. The property has been modernised throughout and would suit professional sharers or a family alike.



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Norfolk House Road, Streatham Hill SW16

Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles
- To Balham Underground Station 1.1 miles
- To Balham Rail Station 1.1 miles

Energy Performance Certificate

First Floor Flat, 70 Norfolk House Road
LONDON
SW16 1JH

Dwelling type: Top-Floor flat
Date of assessment: 18 May 2015
Date of certificate: 17 May 2015
Reference number: 9946071405567160020
Type of assessment: RUPAP, existing dwelling
Total floor area: 92 sq m

This home's performance is rated in terms of 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	B	D	C

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

	Current	Potential
Energy use	386 kWh/m ² per year	326 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	5.0 tonnes per year
Lighting	£28 per year	£28 per year
Heating	£102 per year	£78 per year
Hot water	£117 per year	£102 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 running conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely 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 service, 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.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations need only be given to the Energy Agency. EPCs provide you with information on improving your dwelling'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.