

## Endsleigh Mansions, Streatham Hill SW16

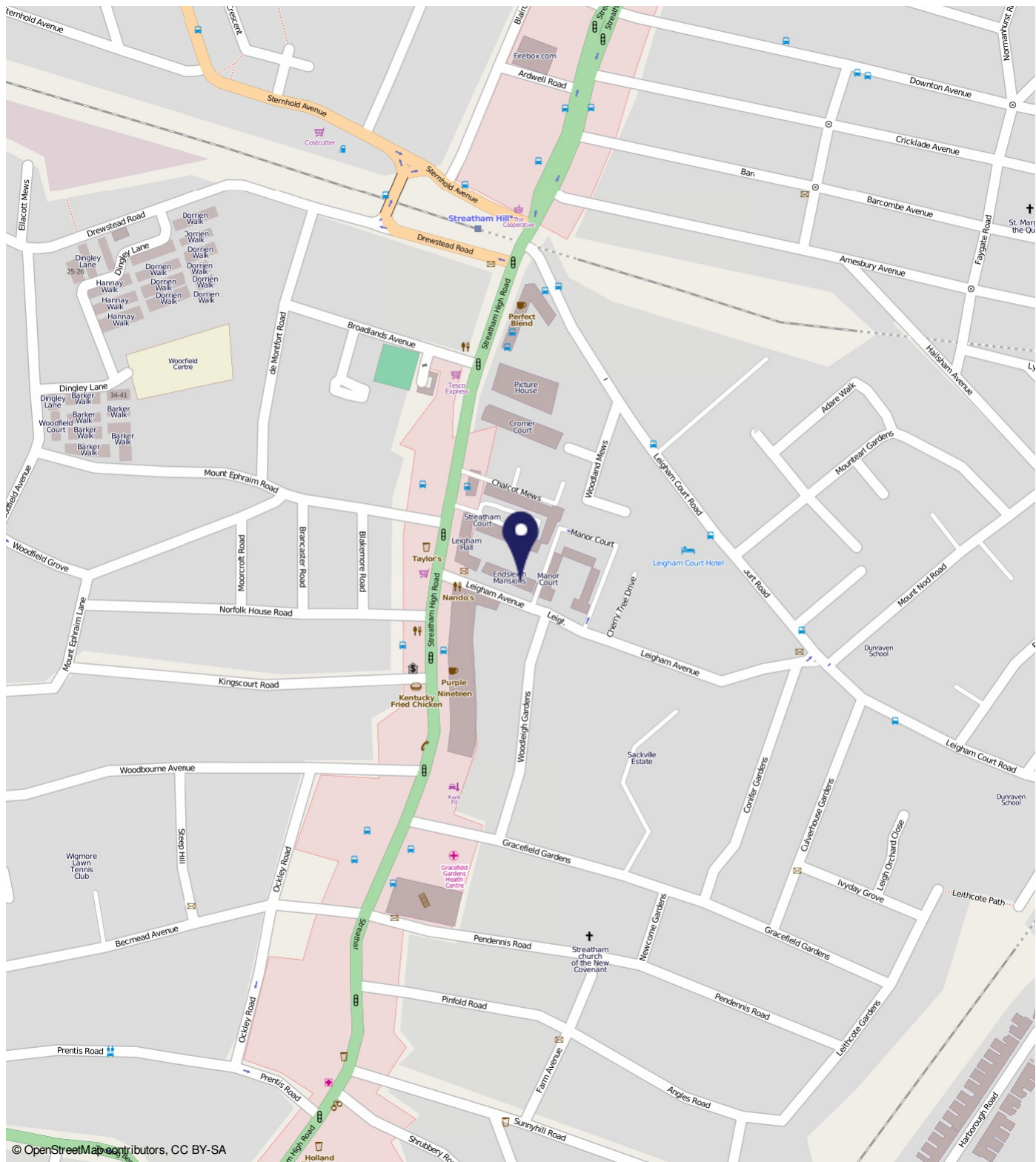
Borough: Lambeth

**£950 pcm**

- Large studio flat
- Bright spacious accommodation



A particularly large studio flat with designated kitchen/living room and separate living/bedroom. The property is part of a small development of new flats on top of a well established existing block in a secluded position just off the High Road and on the doorstep of the shops, bars and restaurants of Streatham Hill.



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## Endsleigh Mansions, Streatham Hill SW16

### Distances

- To Streatham Hill Rail Station 0.2 miles
- To Streatham Rail Station 0.7 miles

**Energy Performance Certificate**

Plot 42, Endsleigh Mansions, Leigham Avenue, SW16 2DP

Dwelling type: Top-floor flat  
 Date of assessment: 14 November 2011  
 Date of certificate: 18 November 2011  
 Reference number: 8524/248-7125-0545-0563  
 Type of assessment: RPEAP - existing dwelling  
 Total floor area: 36 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	54.1 kWh/m <sup>2</sup> per year	54.1 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11.3 tonnes per year	11.3 tonnes per year
Lighting	£24 per year	£24 per year
Heating	£152 per year	£152 per year
Hot water	£59 per year	£59 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 standardized rating conditions (heating, rooms, room temperatures, etc.) that are the same for all homes, wherever they are. They are not intended to match an occupant's actual fuel bills and carbon emissions in practice. The figures compare the impact of the built asset on energy consumption and on greenhouse gas (CO<sub>2</sub>) emissions. They do not reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date. Renewable fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust 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 report may be given to the Energy Saving Trust to provide you with information to improve 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.