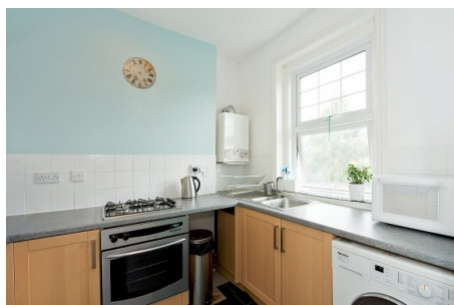
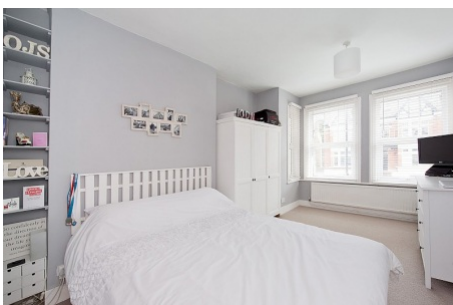


Knollys Road, Streatham Hill SW16

Borough: Lambeth

£1,500 pcm

- Two double bedrooms
- Beautifully presented



A beautifully presented two double bedroom property to rent in Streatham. Located on the first floor the accommodation comprises; two double bedrooms, large living room with space for dining, separate modern kitchen with appliances and smart bathroom suite. Knolly's Road is in close proximity to Streatham Hill and the excellent transport links of the area. Available now, part-furnished.

Rent (£1,500pcm), 5 week security Deposit (£1,730.00), minimum 12 month tenancy. Council tax band C, Lambeth.

Knollys Road

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft

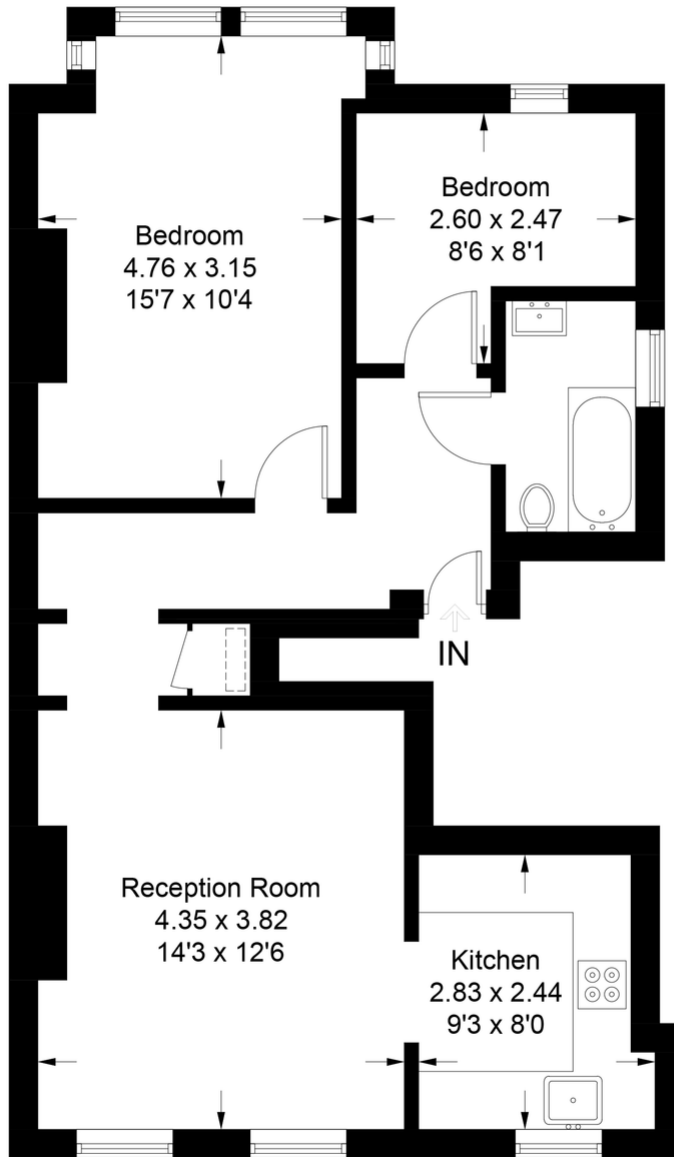
(Excluding Reduced Headroom)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 58.6 sq m / 631 sq ft

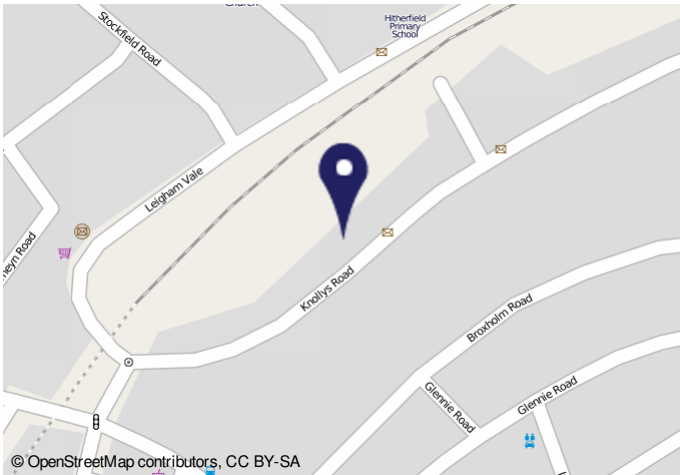


= Reduced headroom below 1.5m / 5'0



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. (ID856267)



Energy Performance Certificate

Flat B-4, 53, Knollys Road, LONDON, SW16 2JJ

Dwelling type: Mid-floor flat
Date of assessment: 28 March 2013
Date of certificate: 02 April 2013

Reference number: 8501-8660-3626-3327-0773
Type of assessment: RdSAP existing dwelling
Total floor area: 57 sq m

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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,914

Over 3 years you could save: £ 933

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 105 over 3 years	
Heating	£ 1,563 over 3 years	£ 720 over 3 years	
Hot Water	£ 252 over 3 years	£ 166 over 3 years	
Total	£ 1,914	£ 991	You could save £ 933 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity energy use for home appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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 group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£ 726	
2 Low energy lighting for all fixed outlets	£ 20	£ 45	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 93	

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/energy or call 0800 123 1234 (textphone relayed calls). The Green Deal may allow you to make your home warmer and cheaper to run all in one deal cost.

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.