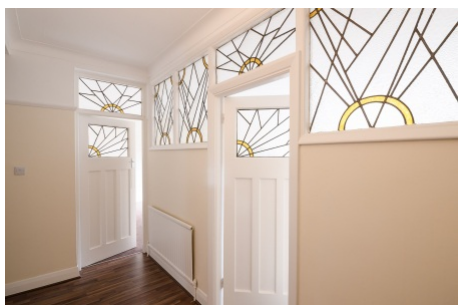


Endsleigh Mansions, Streatham Hill SW16

Borough: Lambeth

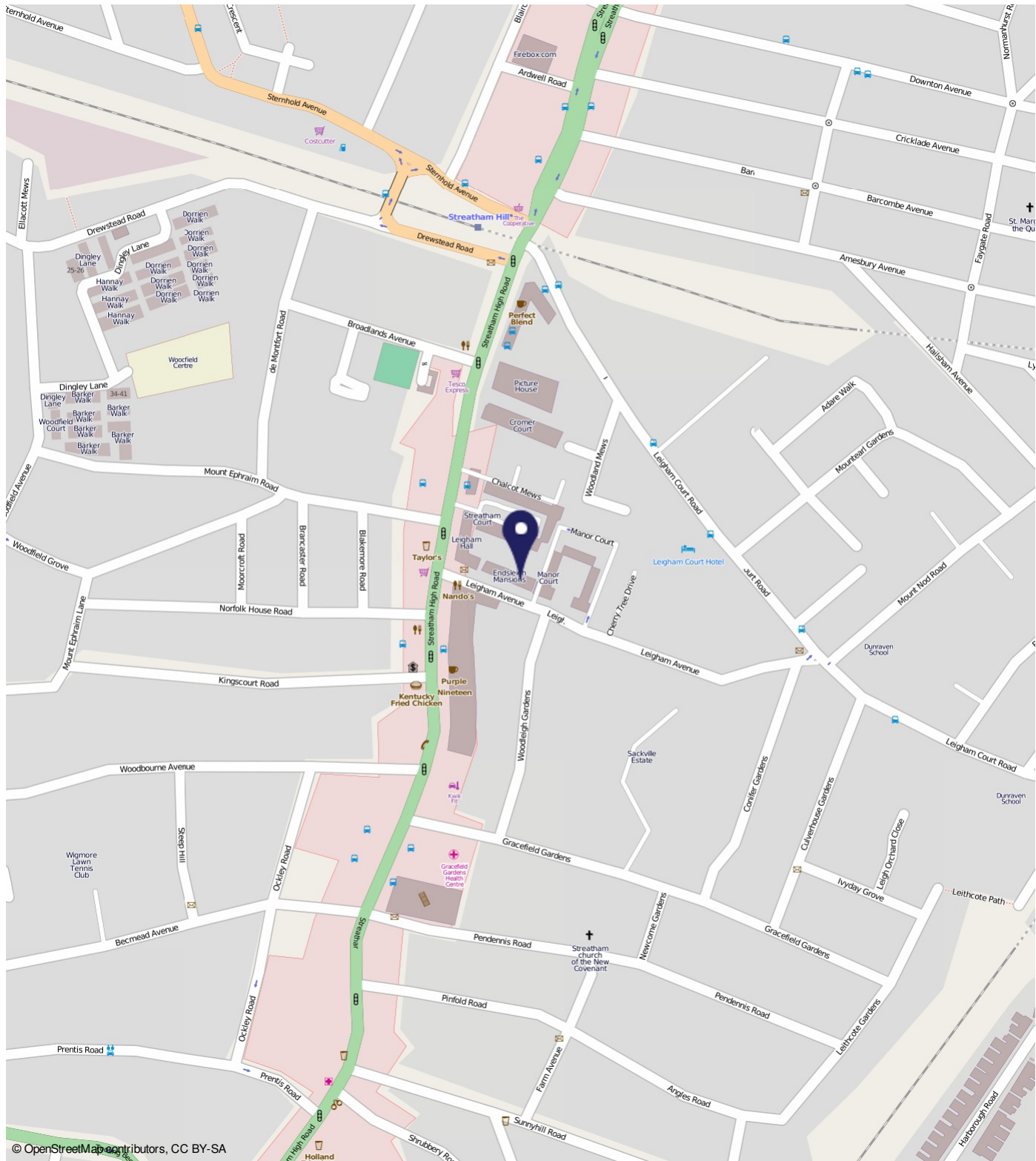
£2,150 pcm

- Two double bedrooms
- Two reception rooms



A fabulous newly redecorated two double bedroom apartment. Located on the ground floor of a smart period mansion block, the property comprises; two spacious reception rooms, two very large double bedrooms, fitted eat-in kitchen with appliance, bathroom, shower room and separate WC. This development is located just off Streatham High Road, an excellent location within close proximity to Streatham Hill BR and local amenities. Suitable for a couple, family or maximum of 2-sharers. Available now, unfurnished.

Rent (£2,150pcm), 5 week security Deposit (£2,480.00). 12 month tenancy. Council tax band C, Lambeth.



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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

Flat 31 Endsleigh Mansions, Leigham Avenue, LONDON, SW16 2DP
 Dwelling type: Ground floor flat Reference number: 2528-6058-7276-2574-0960
 Date of assessment: 22 August 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 23 August 2014 Total floor area: 112 sqm

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: **£ 3,924**
 Over 3 years you could save **£ 2,070**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	You could save
Lighting	£ 408 over 3 years	£ 204 over 3 years
Heating	£ 3,183 over 3 years	£ 1,320 over 3 years
Hot Water	£ 333 over 3 years	£ 200 over 3 years
Total	£ 3,924	£ 2,070

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,239	✓
2 Floor insulation	£800 - £1,200	£ 464	✓
3 Low energy lighting for all fixed outlets	£50	£ 171	✓

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 or call 0800 123 1234 (texted related only). The Green Deal may allow you to make your home warmer and cheaper to run all on top of your 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.