

Barcombe Avenue, Streatham Hill SW2

Borough: Lambeth

£2,000 pcm

- Two bedroom maisonette
- Beautifully presented



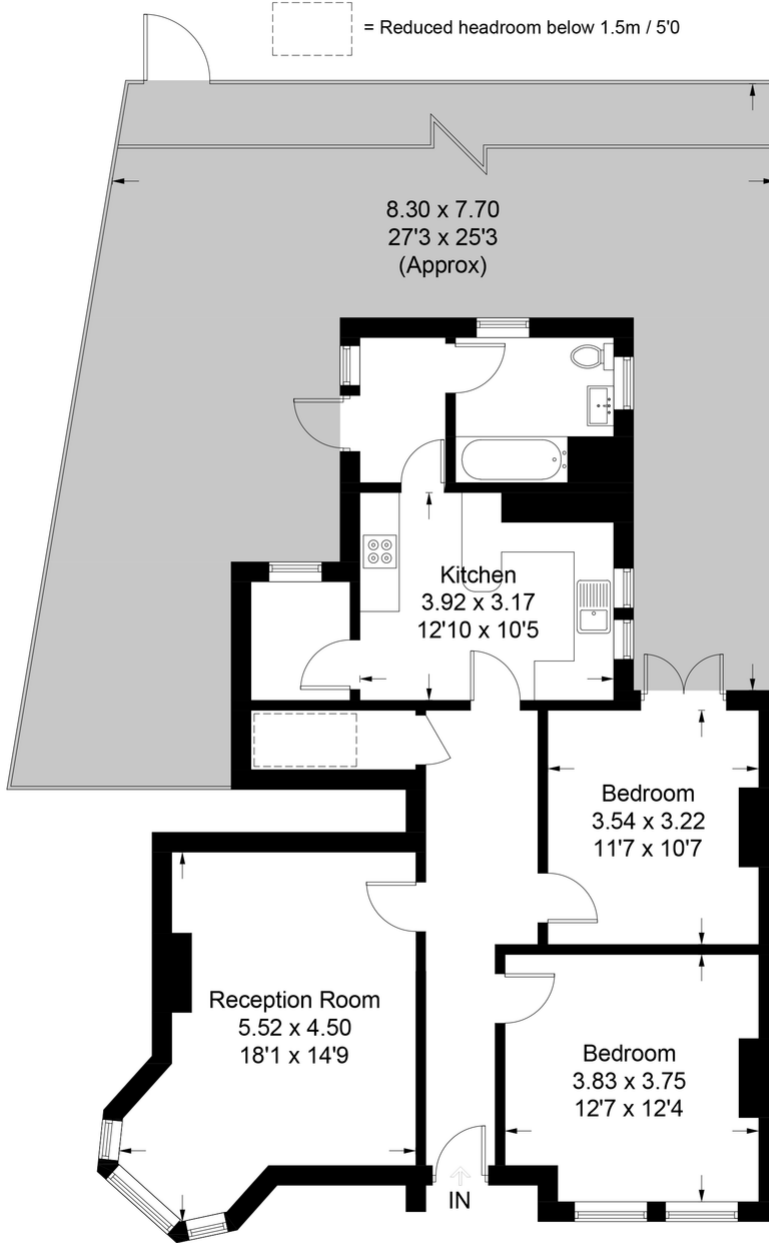
A beautifully presented two bedroom ground floor maisonette on Barcombe Avenue. Benefiting from its own private entrance the property boasts; an impressive and wide hallway, large living room with stripped wooden flooring, fireplace and feature bay window, modern fitted kitchen with integrated appliances and separate utility room, two large double bedrooms and family bathroom. Additionally, there is also a private garden.

The apartment is conveniently located within close proximity to Streatham Hill BR and the local amenities of the high road. Available now, unfurnished.

Rent (£2,000pcm), 5 week security Deposit (£2,305.00). 12 month tenancy. Council tax band D. Lambeth.

Barcombe Avenue

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1.4 sq m / 15 sq ft
 Total = 84.6 sq m / 910 sq ft



Ground 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. (ID971731)



Energy Performance Certificate

27b, Barcombe Avenue, LONDON, SW2 3BE
 Dwelling type: Ground floor maisonette
 Date of assessment: 26 April 2012
 Date of certificate: 03 May 2012

Reference number: 0196-2886-6546-8022-0571
 Type of assessment: RdSAP existing dwelling
 Total floor area: 82 m²

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: £ 3,561
Over 3 years you could save: £ 1,932

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 166 over 3 years	You could save £ 1,932 over 3 years
Heating	£ 3,021 over 3 years	£ 1,260 over 3 years	
Hot Water	£ 307 over 3 years	£ 103 over 3 years	
Total	£ 3,571	£ 1,529	

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

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	£ 800	Yes
2 Floor insulation	£800 - £1,200	£ 285	Yes
3 Draught proofing	£80 - £120	£ 51	Yes

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 121 1224 (textphone relayed call). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront 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.