

Leigham Vale, Streatham SW16

Borough: Lambeth

£1,150 pcm

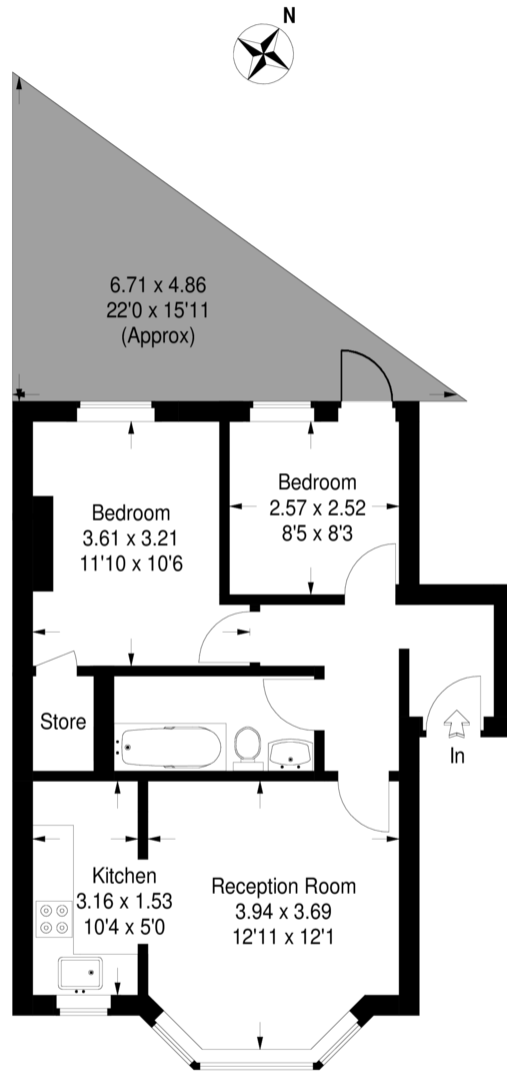
- Two bedrooms
- Modern kitchen and bathroom



A two bedroom ground floor flat with a patio. The accommodation has a smart modern kitchen and bathroom and is brightly decorated throughout. Tulse Hill station is a short walk away and provides a direct route to London Bridge. There are also shops and bars on the high street and many bus routes into the city. Available soon, unfurnished.

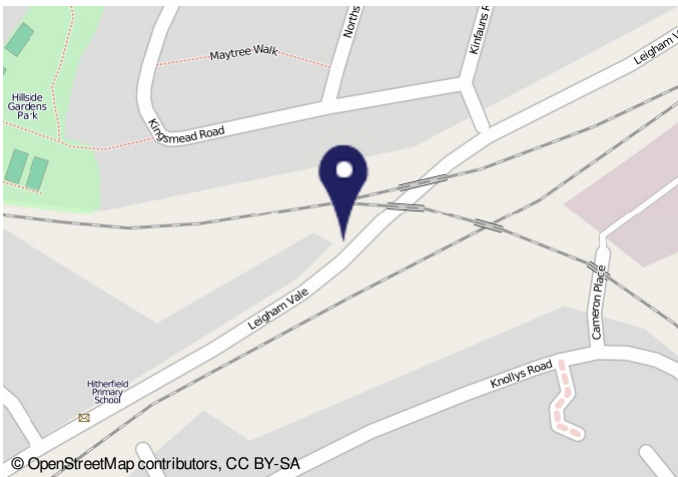
Leigham Vale

Approximate Gross Internal Area
50 sq m / 538 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID116001)



Energy Performance Certificate																				
<p>Site: Leigham Vale EPC Ref: SW16 23G</p> <p>Dwelling type: Ground floor flat Date of assessment: 21 October 2011 Date of certificate: 26 October 2011 Reference number: 9526-2614-6402-9629-1515 Type of assessment: RPSAP - existing dwelling above Total floor area:</p>																				
<p>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 (CO₂) emissions.</p>																				
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.</p>																				
<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.</p>																				
<p>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</p> <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>233 kWh/m² per year</td> <td>215 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>2.2 tonnes per year</td> <td>2 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£42 per year</td> <td>£20 per year</td> </tr> <tr> <td>Heating</td> <td>£292 per year</td> <td>£214 per year</td> </tr> <tr> <td>Hot water</td> <td>£70 per year</td> <td>£20 per year</td> </tr> </tbody> </table>				Current	Potential	Energy use	233 kWh/m ² per year	215 kWh/m ² per year	Carbon dioxide emissions	2.2 tonnes per year	2 tonnes per year	Lighting	£42 per year	£20 per year	Heating	£292 per year	£214 per year	Hot water	£70 per year	£20 per year
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<p>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 surveying 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 impact of the built-in energy saving appliances, such as TV, fridge etc., nor do they reflect the costs associated with towels, maintenance or safety appliances. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.</p>																				
<p>Don't forget 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.</p> <p>This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.</p>																				

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.