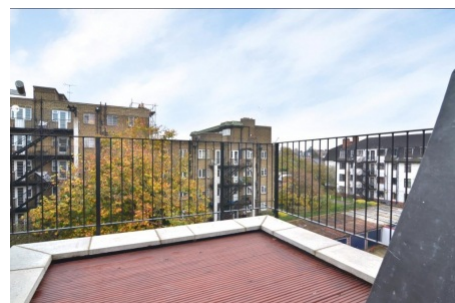
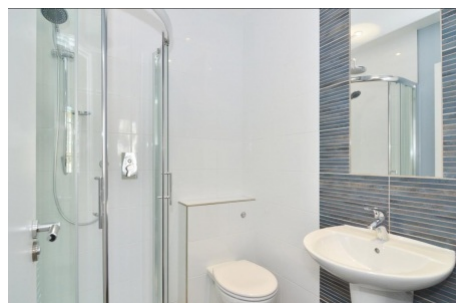


Endsleigh Mansions, Streatham Hill SW16

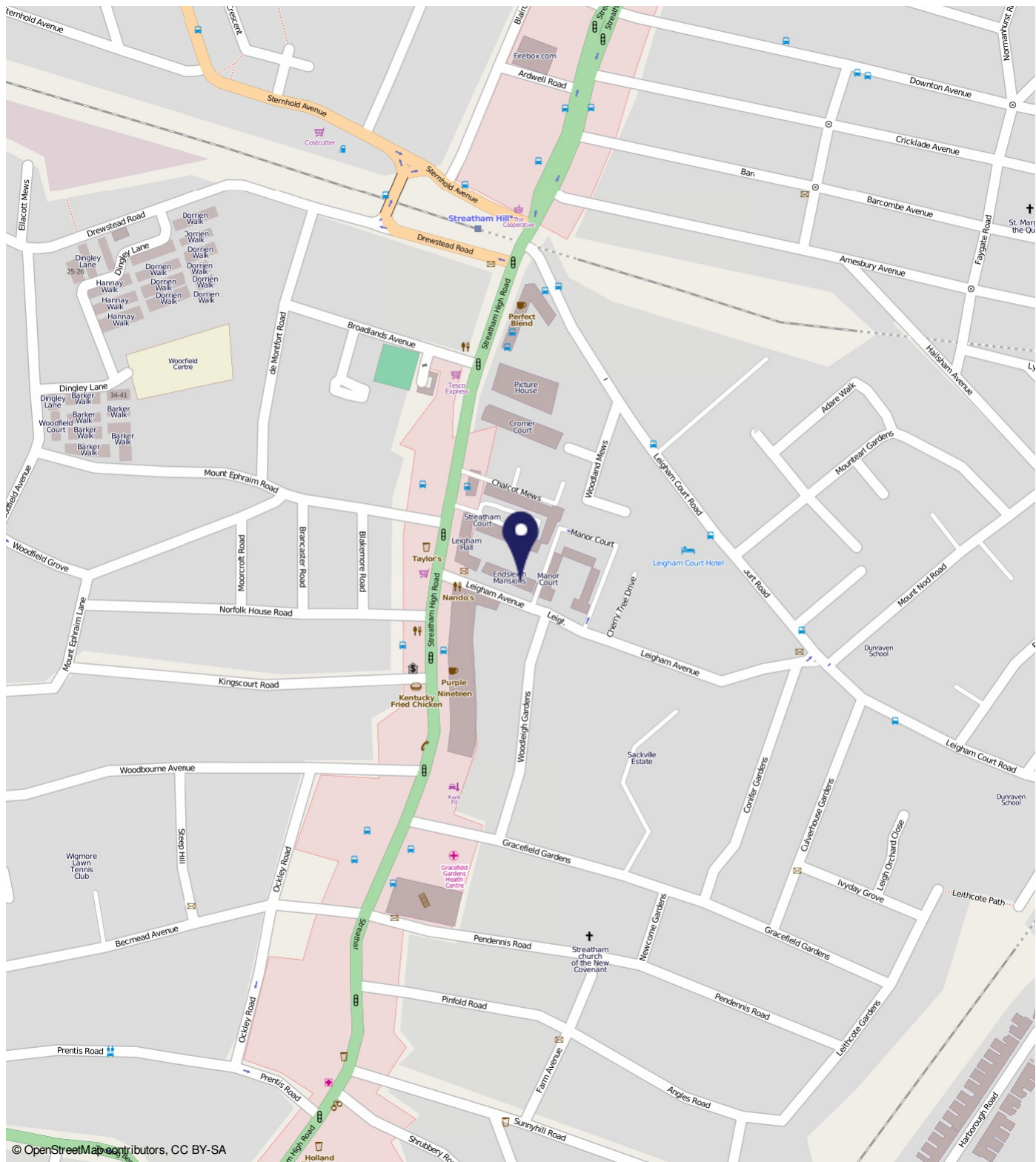
Borough: Lambeth

£1,450 pcm

- Two double bedrooms
- Two bathrooms



Spacious two double bedroom, two bathroom top floor flat located yards from Streatham Hill station. The accommodation comprises two double bedrooms one with en-suite, second bathroom, kitchen/dining room and roof terrace. The property is part of a small development, 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 41
 Endsleigh Mansions
 Dromedary Avenue
 LEIGHAM
 SW16 2DP

Dwelling type: Flat
 Date of assessment: 18 November 2011
 Date of certificate: 18 November 2011
 Reference number: 9643-0940-0276-0039-1964
 SAP version: 10.6
 Total floor area: 80 m²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	99 kWh/m ² per year	69 kWh/m ² per year
Carbon dioxide emissions	11.5 tonnes per year	7.5 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£202 per year	£202 per year
Hot water	£96 per year	£96 per year

The energy efficiency rating is a measure of the costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardized testing 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, not the energy services provided. If you do, they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because 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.