

Corner Fielde, Streatham SW2

Borough: Lambeth

£1,450 pcm

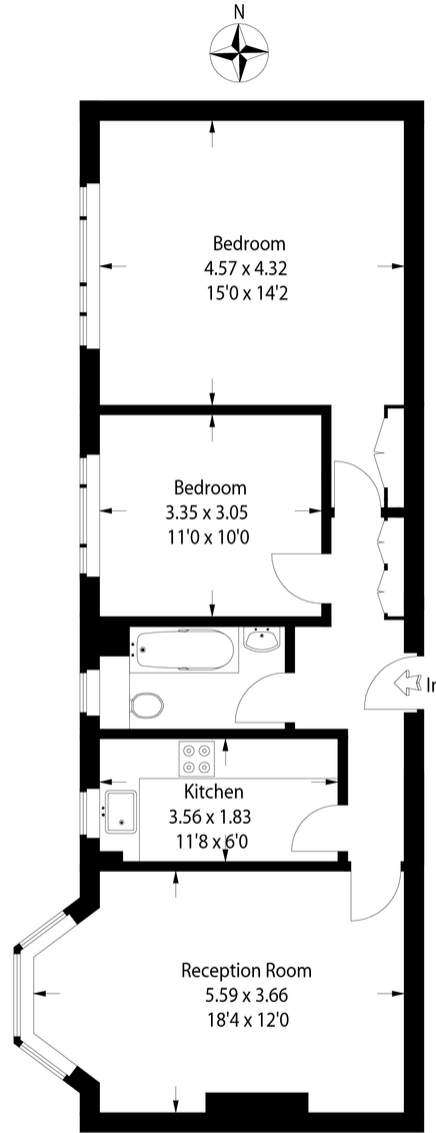
- Two bedroom flat
- Magnificent far reaching views



A spacious two bedroom flat in a purpose built block close to the top of Brixton Hill with great charm and character. The flat has magnificent far reaching views of many of the city centres landmarks from all the rooms and is in a great location for transport links into the city. The block has a lift and telephone entry and is close to the shops, bars and restaurants at Streatham Hill.

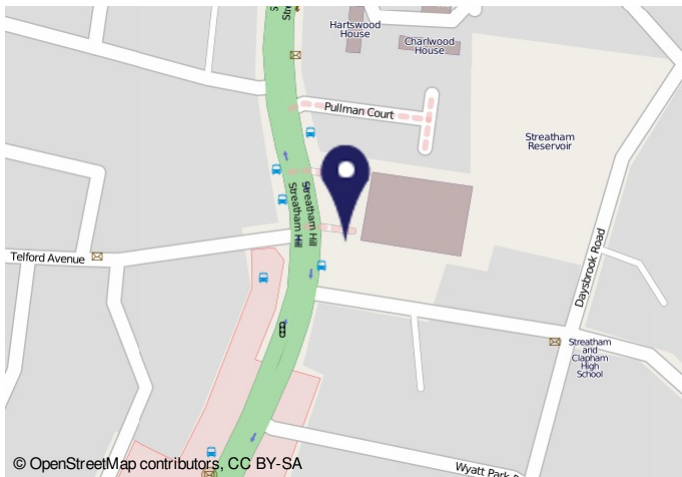
Corner Fielde

Approximate Gross Internal Area
71.1 sq m / 765 sq ft



Fifth 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. (ID142268)



Energy Performance Certificate																																																																																																			
57, Corner Fielde Streatham Hill SW2 4TH		Dwelling type: Mid-floor flat Date of assessment: 13 March 2011 Reference number: 99591514-0277-0949-7960 Date of completion: 23 April 2011 Type of assessment: Existing dwelling Class floor area: 71.1 m ²																																																																																																	
This home's performance is rated in terms of the energy used per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.																																																																																																			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																																																																																	
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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.																																																																																																			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.																																																																																																			
Not energy efficient - higher running costs.																																																																																																			
Not environmentally friendly - higher CO ₂ emissions.																																																																																																			
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Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs at this home																																																																																																			
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Energy use	298 kWh/m ² per year	202 kWh/m ² per year																																																																																																	
Carbon dioxide emissions	3.5 tonnes per year	3.5 tonnes per year																																																																																																	
Lighting	£63 per year	£39 per year																																																																																																	
Heating	£420 per year	£430 per year																																																																																																	
Hot water	£227 per year	£220 per year																																																																																																	
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 running 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 impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the specific date because fuel prices can change over time and energy saving recommendations will evolve.																																																																																																			
To see how this home can achieve its potential rating please use the recommended measures.																																																																																																			
Remember to look for the energy saving recommended logo when buying energy efficient products. It's simple 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 on improving your dwelling'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.