

## Hambro Road, Streatham SW16

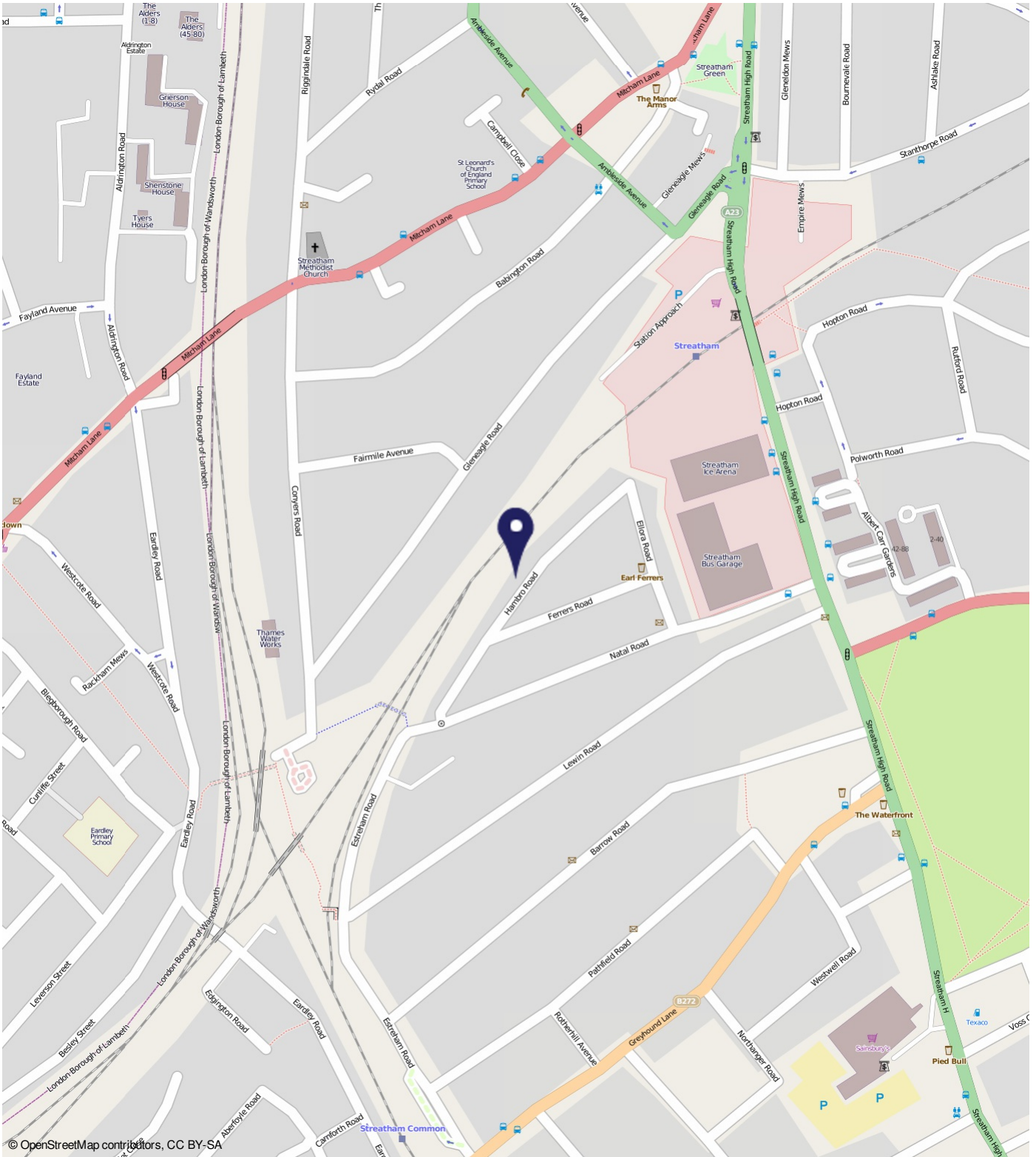
Borough: Lambeth

**£1,625 pcm**

- Two bedrooms
- Cottage



A stunning two double bedroom period cottage on this popular street between Streatham Common and Streatham BR. The accommodation is very well presented throughout and comes with a private garden. Suitable for a professional couple or two professional sharers.



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## Hambro Road, Streatham SW16

### Distances

- To Streatham Rail Station 0.2 miles
- To Streatham Common Rail Station 0.3 miles
- To Norbury Rail Station 1 miles

**Energy Performance Certificate**

95, Hambro Road  
LONDON  
SW16 6UD

Dwelling type: Mid-terrace house  
Date of assessment: 13 June 2009  
Date of certificate: 13 June 2009  
Reference number: 8948-6226-6170-9847-0062  
Total floor area: 71 sqm

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	E	E
B	B	F	F
C	C	G	G
D	D		
E	E		
F	F		
G	G		

England & Wales 100m kWh per year 100m kWh per year

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	
	Current
Energy use	409 kWh per year
Carbon dioxide emissions	5.0 tonnes per year
Lighting	£57 per year
Heating	£200 per year
Hot water	£81 per year

Based on standard assumptions about occupancy, heating patterns and geographical location. The above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs are based on the current energy prices in force at the time of the assessment. The actual costs may vary. The fuel costs are provided for comparative purposes only and enables one home to be compared with another. Always check the rates for the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

For advice on prices for energy-efficient products, visit [www.efficiencymark.co.uk](http://www.efficiencymark.co.uk)

**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.