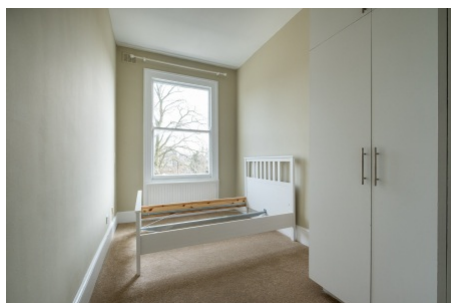


Mount Nod Road, Streatham Hill SW16

Borough: Lambeth

£1,350 pcm

- One bedroom flat
- Beautifully presented



A beautifully presented one bedroom first floor flat in a charming detached building on Mount Nod Road. This property comprise; large reception room with bay window and fireplace, double bedroom with fitted storage, modern kitchen with appliances and a smart shower room. Streatham Hill Station is a short walk away and there are shops, bars and restaurants close by. Available soon.

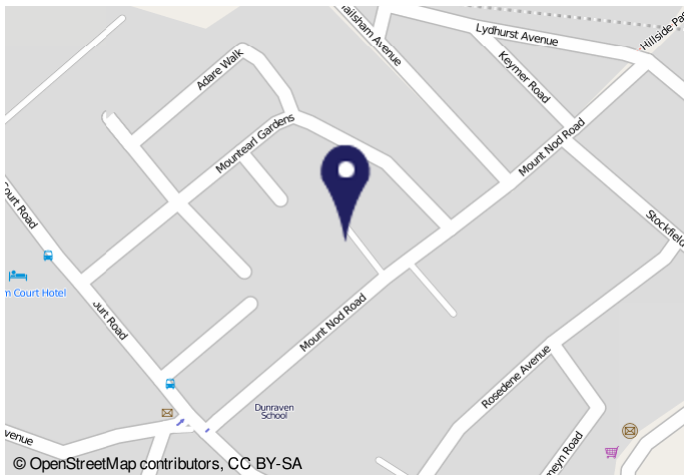
Mount Nod Road

Approximate Gross Internal Area = 44.5 sq m / 479 sq ft



First 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. (ID845980)



Energy Performance Certificate

30, Mount Nod Road, LONDON, SW16 2LH
 Dwelling type: Backflow flat
 Date of assessment: 21 July 2012
 Date of certificate: 22 July 2012

Reference number: 2458-8015-7273-062-2560
 Type of assessment: RdSAP existing dwelling
 Total floor area: 41 sqm

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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,719**
Over 3 years you could save **£ 816**

Estimated energy costs of this home		Potential costs		Potential future savings	
	Current costs		Potential costs		Potential savings
Lighting	£ 150 over 3 years	£ 76 over 3 years	£ 74	£ 76	£ 0
Heating	£ 1,398 over 3 years	£ 638 over 3 years	£ 760	£ 760	£ 638
Hot Water	£ 213 over 3 years	£ 162 over 3 years	£ 152	£ 162	£ 90
Total	£ 1,761	£ 868			£ 893

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

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 on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 656
2 Draught proofing	£80 - £120	£ 24
3 Low energy lighting for all fixed outlets	£25	£ 63

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.trustenergycouncil.org.uk or call freephone 0800 444212. The Green Deal may enable you to fund your home without any upfront cost.

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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.