

Braxted Park, Streatham SW16

Borough: Lambeth

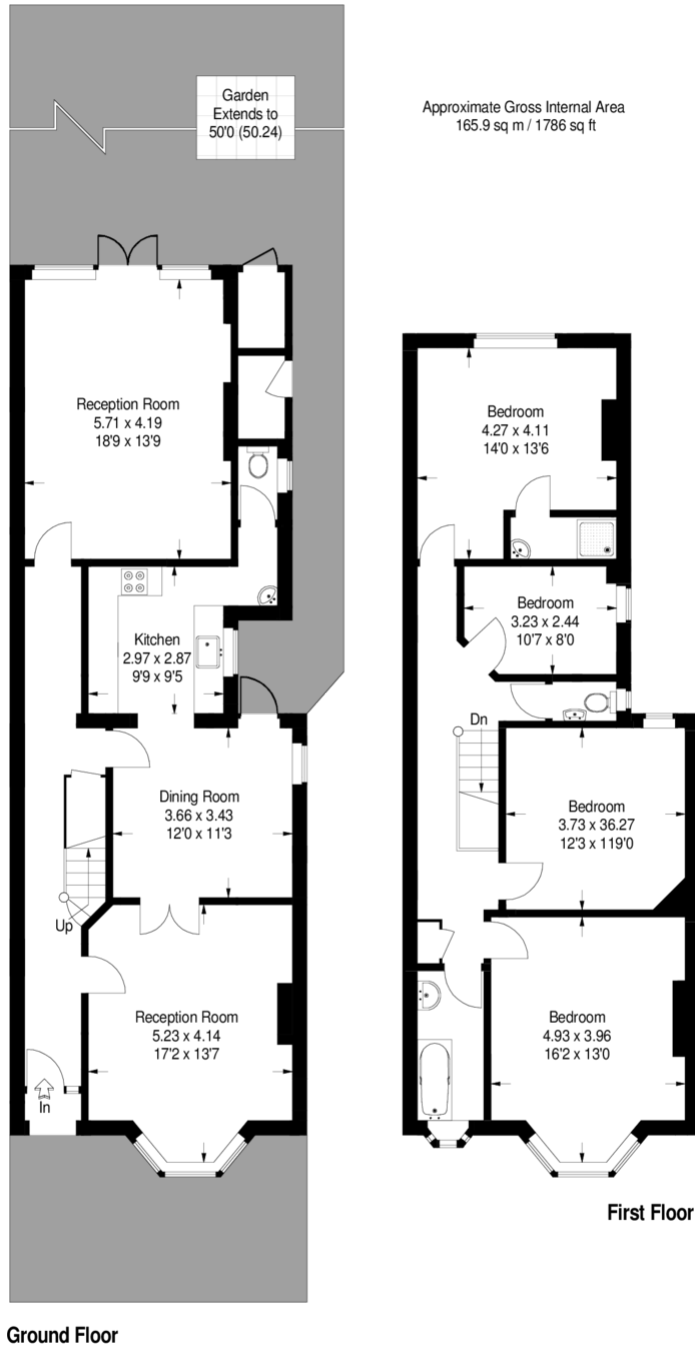
£2,300 pcm

- Four double bedrooms
- Three reception rooms

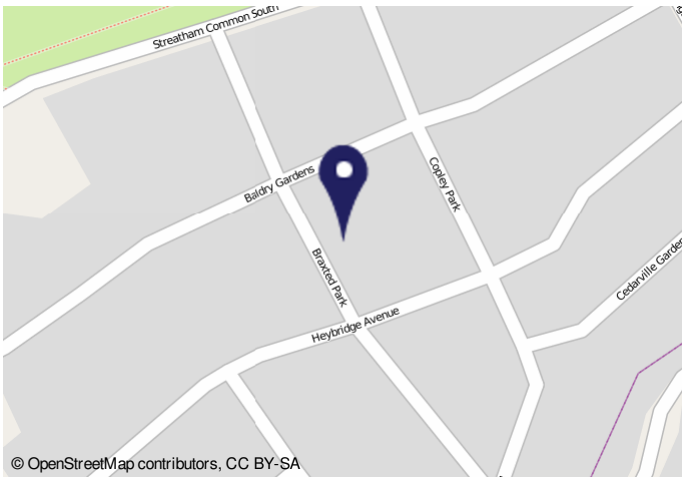


A stunning four double bedroom period house located on Braxted Park. The house retains many original features and is bright and neutrally decorated throughout. The ground floor accommodation comprises; entrance hall, large living room with bay window and feature fire place leading onto a dining room, fitted kitchen with appliances, WC and second reception room at the rear leading onto a mature and well maintained private garden. There are four double bedrooms on the first floor, one with en suite shower room, family bathroom and a separate WC. The property would suit a family or professional tenants alike. Located within close proximity of Streatham Common BR and local amenities. Additional benefits include off-street parking.

Braxted Park



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.



Energy Performance Certificate																																									
27, Braxted Park, LONDON, SW16 3DU		Dwelling type: Semi-detached house Date of assessment: 18 February 2010 Date of certificate: 18 February 2010 Reference number: 091-10283-2200-2751 Type of assessment: RIASP - existing dwelling Total floor area: 166 m ²																																							
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 ₂) emissions.																																									
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																							
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England & Wales 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.		England & Wales The environmental impact rating is a measure of the 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.																																							
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home																																									
Energy use	3863 kWh/year per year	Current	3863 kWh/year per year																																						
Carbon dioxide emissions	93 tonnes per year	Current	93 tonnes per year																																						
Lighting	£168 per year	Current	£168 per year																																						
Heating	£1,524 per year	Current	£1,482 per year																																						
Hot water	£190 per year	Current	£190 per year																																						
The figures on 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 savings conditions (heating periods, room temperatures, etc.) that are the same for all homes. Unfortunately they are unable to reflect occupant actual fuel bills and carbon emissions. Therefore, the figures do not include the impacts of the fuel 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 certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how the home can achieve its potential rating please see the recommended measures.																																									
Remember to look for the energy saving recommendations that highlight energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on improving your home'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.