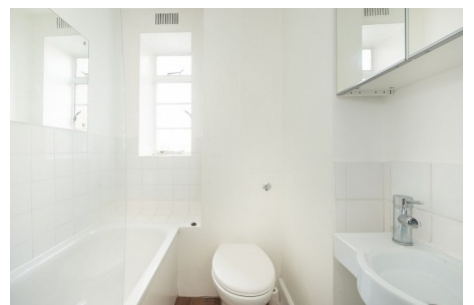
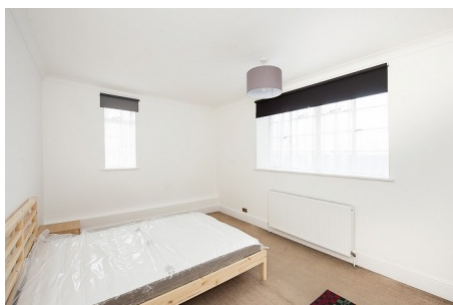


The High, Streatham High Road, Streatham SW16

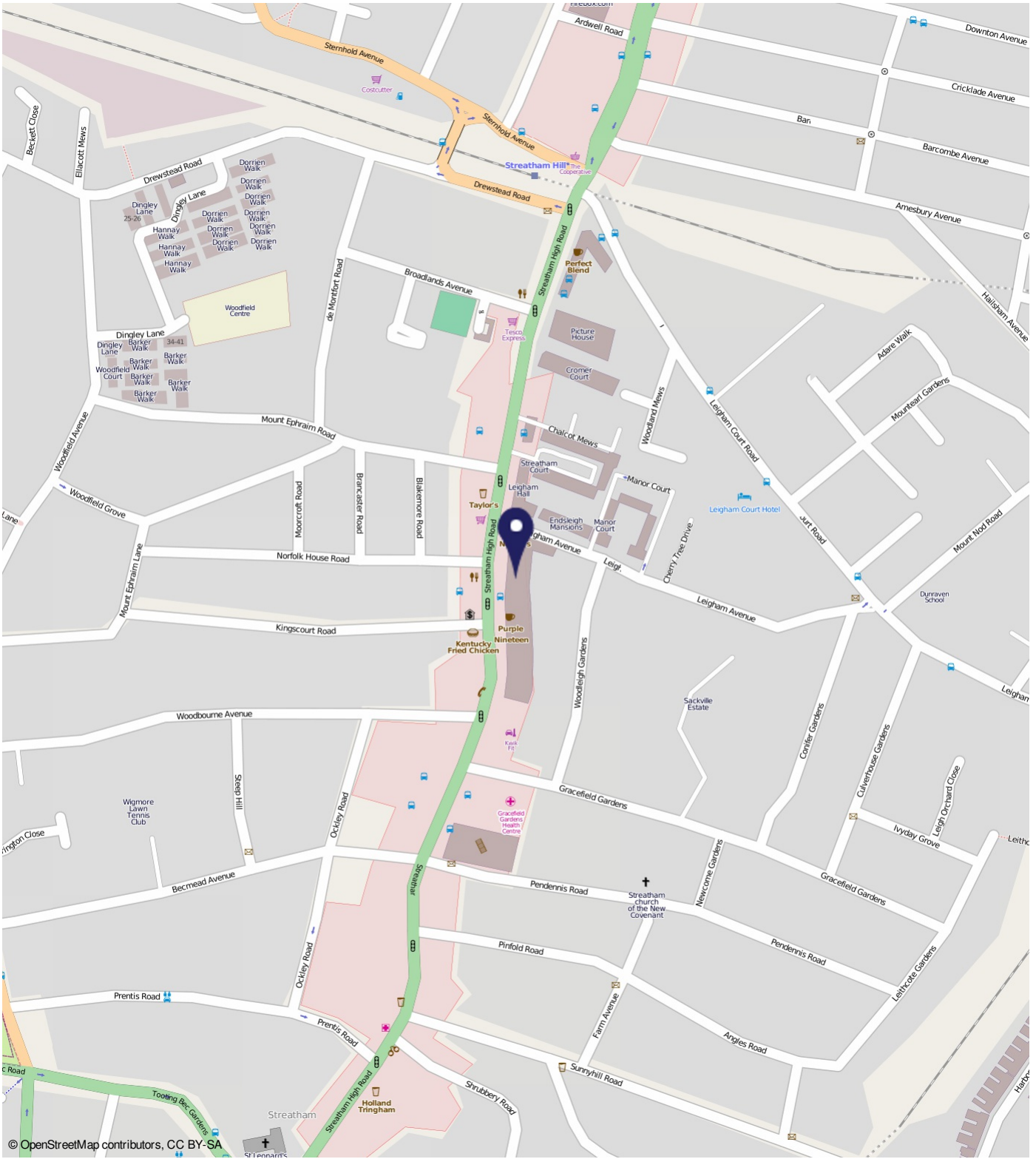
Borough: Lambeth

£1,200 pcm

- One bedroom flat
- First floor



A spacious one double bedroom flat to rent in The High. Located on Streatham High Road, this flat benefits from being within close proximity to Streatham Hill BR and the amenities of the High Road. The property comprises; spacious living room, separate modern fitted kitchen with appliances, bathroom with shower over bath and double bedroom. Available mid furnished.



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The High, Streatham High Road, Streatham SW16

Distances

To Streatham Hill Rail Station 0.3 miles
 To Streatham Rail Station 0.6 miles

Energy Performance Certificate

Flat 81 The High, Streatham High Road, LONDON, SW16 1EZ
 Dwelling type: Mid-floor flat Reference number: 0222-2834-7852-8624-4711
 Date of assessment: 24 May 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 24 May 2014 Total floor area: 47 sq m

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:	£ 1,863
Over 3 years you could save:	£ 624

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 63 over 3 years	£ 60 over 3 years	You could save £ 324 over 3 years
Heating	£ 1,575 over 3 years	£ 961 over 3 years	
Hot Water	£ 195 over 3 years	£ 105 over 3 years	
Total	£ 1,863	£ 1,229	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

Energy Efficiency Rating

Very good (A)	Good (B)	Current (C)	Potential (D)
95-100	80-90	65-80	55-65

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 in group 1. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 495	Yes
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 129	Yes

To find out more about the recommended measures or to see how you could take action to save money, visit www.direct.gov.uk/moneyenergy or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.