

Ellora Road, Streatham SW16

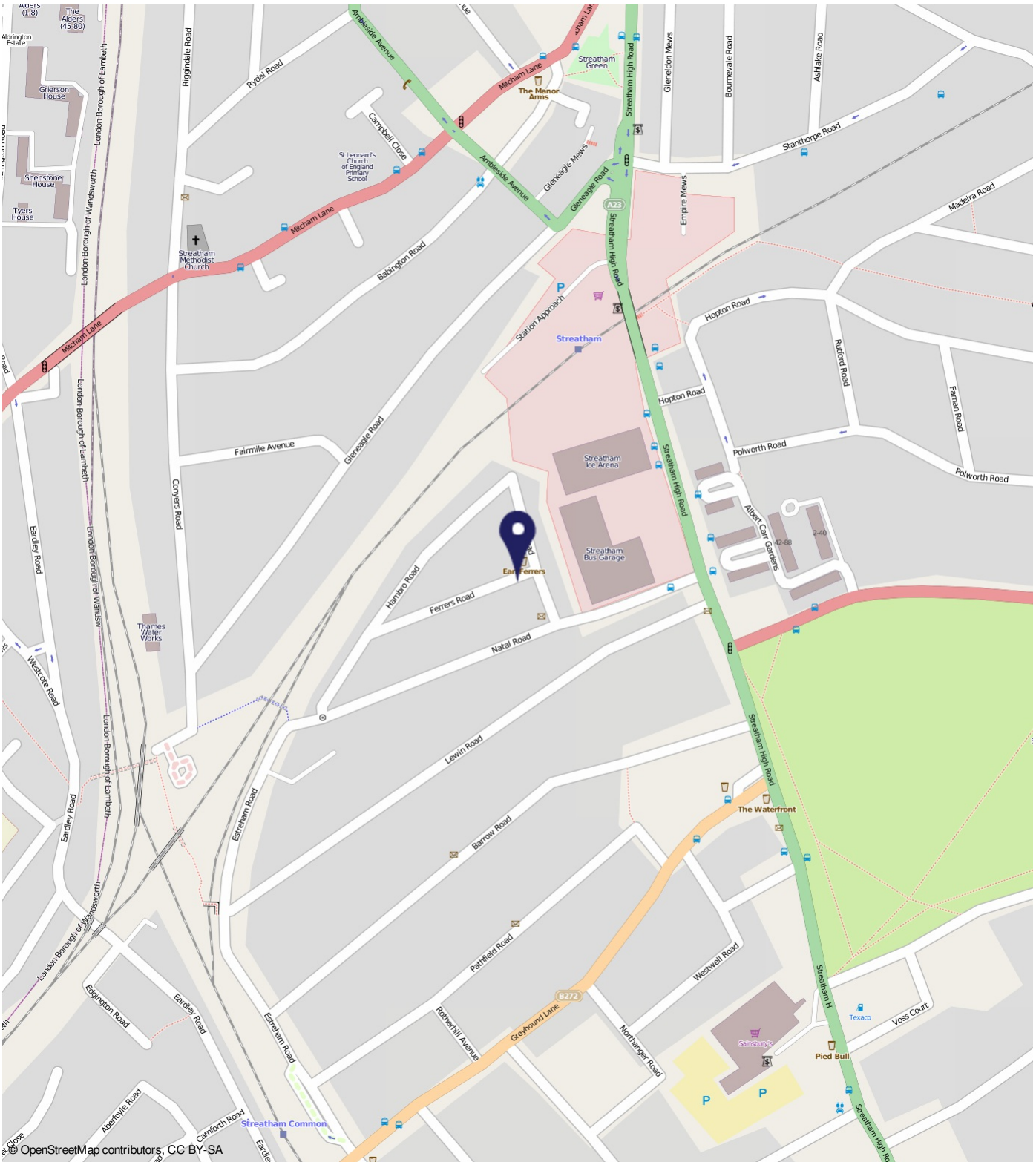
Borough: Lambeth

£2,000 pcm

- 3/4 bedroom house
- South facing garden



A 3/4 bedroom house located on Ellora Road. This delightful period property is arranged over three floors and comprises; living room with bay window and stripped wooden flooring, second reception room/ 4th bedroom, shower room, kitchen breakfast room with appliances and mature south west facing private garden. Upstairs there are three double bedroom and a large family bathroom. The property is well located and within a short walk to both Streatham Common and Streatham BR.



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Distances

- To Streatham Rail Station 0.2 miles
- To Streatham Common Rail Station 0.4 miles
- To Norbury Rail Station 0.9 miles

Energy Performance Certificate

14, Ellora Road, LONDON, SW16 6UP

Building type: Mid terrace house
 Date of assessment: 27 January 2010
 Date of certificate: 27 January 2010
 Type of assessment: RPSAP - existing dwelling
 Reference number: 810-0824-9120-1028
 Valid for: 10 years

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 (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Potential	Current	Target	Potential
A	B	C	4	5	6
B	C	D	5	6	7
C	D	E	6	7	8
D	E	F	7	8	9
E	F	G	8	9	10
F	G		9	10	
G			10		

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 bill it is likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact the home has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	298 kWh/m ² per year	223 kWh/m ² per year
Carbon dioxide emissions	9.1 tonnes per year	5.8 tonnes per year
LMP/m ²	£101 per year	£76 per year
Heating	£738 per year	£593 per year
Hot water	£139 per year	£108 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 average conditions (heating periods, room temperatures, etc.) that are the same for all homes. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TVs, 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 vary.

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

Recommended to look for the energy saving recommended high quality energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations must only 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.