

Leigham Court Road, Streatham Hill SW16

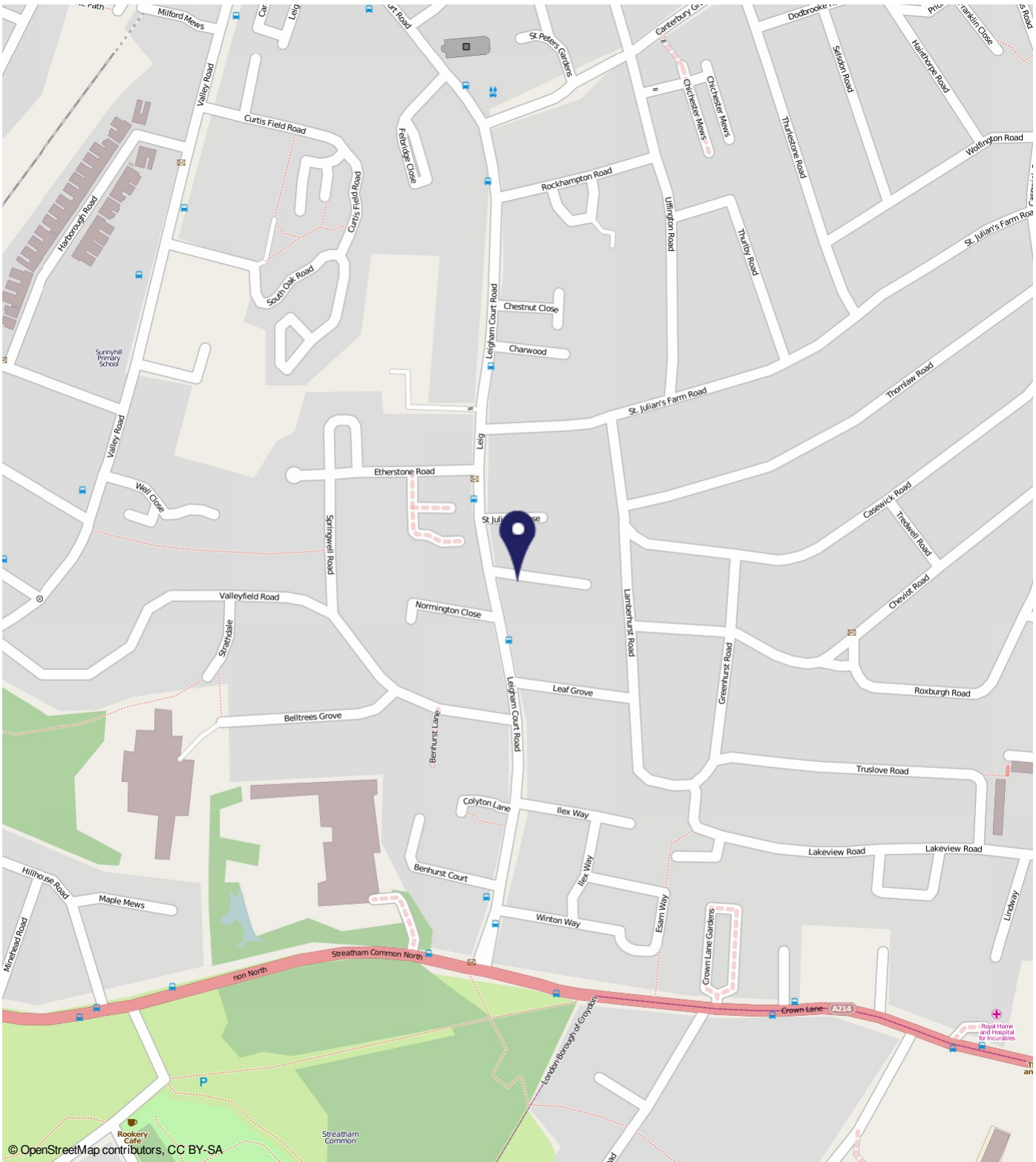
Borough: Lambeth

£1,750 pcm

- Two double bedrooms
- Garage



A fantastic two double bedroom apartment located within a small and private well maintained block. The property boasts a large living room, separate modern eat-in kitchen with appliances, master bedroom with fitted wardrobes, second double bedroom and tiled bathroom suit with shower. The accommodation is bright and neutrally decorated throughout. Additional benefits include; a garage, communal gardens and ample storage throughout the property. Venita Manor is within close proximity of West Norwood and Streatham Hill stations, with bus routes directly outside along Leigham Court Road. Available soon, part furnished.



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Distances

- To West Norwood Rail Station 0.5 miles
- To Streatham Rail Station 0.8 miles
- To Streatham Hill Rail Station 1 miles
- To Tulse Hill Rail Station 1 miles
- To Streatham Common Rail Station 1.1 miles

Energy Performance Certificate

Flat H Villa Manor, 317, Leigham Court Road, LONDON, SW16 2JX
 Dwelling type: Mid-floor flat Reference number: 0266-2822-6020-8487-7161
 Date of assessment: 12 February 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 13 February 2013 Total floor area: 68 m²

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:		£ 1,355
Over 3 years you could save		£ 387

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 249 over 3 years	£ 155 over 3 years
Heating	£ 810 over 3 years	£ 630 over 3 years
Hot Water	£ 276 over 3 years	£ 93 over 3 years
Total	£ 1,335	£ 878

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

Energy Efficiency Rating	Current	Potential
Very poor (A)		
Poor (B)		
Average (C)		
Good (D)		
Very Good (E)		
Excellent (F)		

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 page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Draught proofing	£30 - £120	£ 30	
2 Low energy lighting for all fixed outlets	£ 35	£ 69	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 84	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/uk/energy or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run all no-up-front 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.