

## Leigham Avenue, Streatham Hill SW16

Borough: Lambeth

**£1,350 pcm**

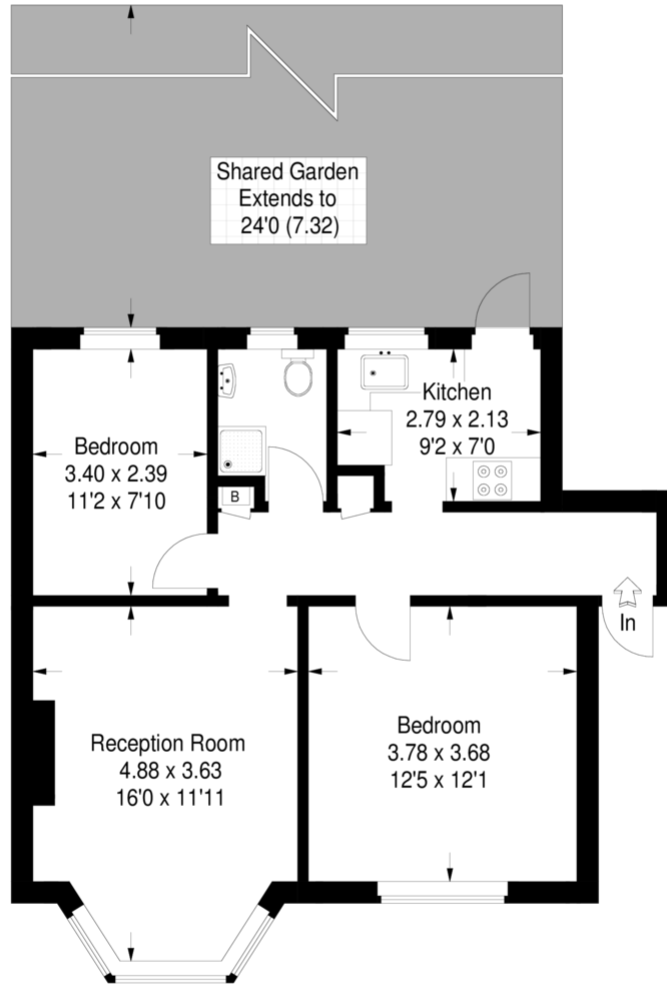
- Two double bedroom flat
- Large and bright living room



A stunning two bedroom ground floor apartment located in Manor Court, Leigham Avenue. Tucked behind Streatham High Road, this delightful flat comprises; a large bright living room with stripped wooden flooring and custom fitted shutters, modern kitchen with appliances including a dishwasher and washer dryer, fully tiled shower room, spacious master bedroom and a second bedroom which is also double. Additional benefits include under floor heating in the bathroom and kitchen, brand new heating system with controllable radiators in every room, neutral décor throughout, direct access onto a well maintained communal garden, gated development and within close proximity of Streatham Hill BR.

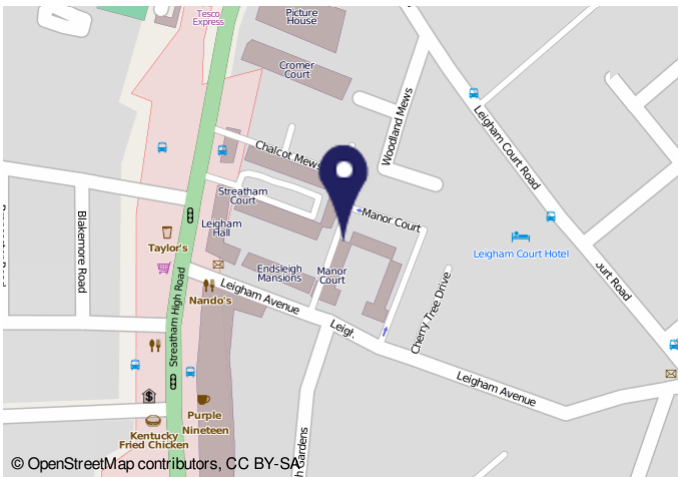
# Manor Court

Approximate Gross Internal Area  
57.7 sq m / 621 sq ft



## Ground Floor

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. (ID161271)



**Energy Performance Certificate**

Flat 21 Manor Court, Leigham Avenue, LONDON, SW16 2JL

Dwelling type: Ground floor flat Reference number: 0302-2863-7943-8005-3605  
Date of assessment: 07 April 2015 Type of assessment: RdSAP existing dwelling  
Date of certificate: 07 April 2015 Total floor area: 68 m<sup>2</sup>

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:** £ 2,139  
**Over 3 years you could save:** £ 771

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,862 over 3 years	£ 918 over 3 years	£ 944
Hot Water	£ 279 over 3 years	£ 262 over 3 years	£ 17
<b>Total</b>	<b>£ 2,319</b>	<b>£ 1,348</b>	<b>£ 971</b>

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

**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 recommended actions in group 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 Internal or external wall insulation	£4,000 - £14,000	£ 615	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 159	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energyguide](http://www.direct.gov.uk/energyguide) or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no 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.