

## Streatham High Road, Streatham SW16

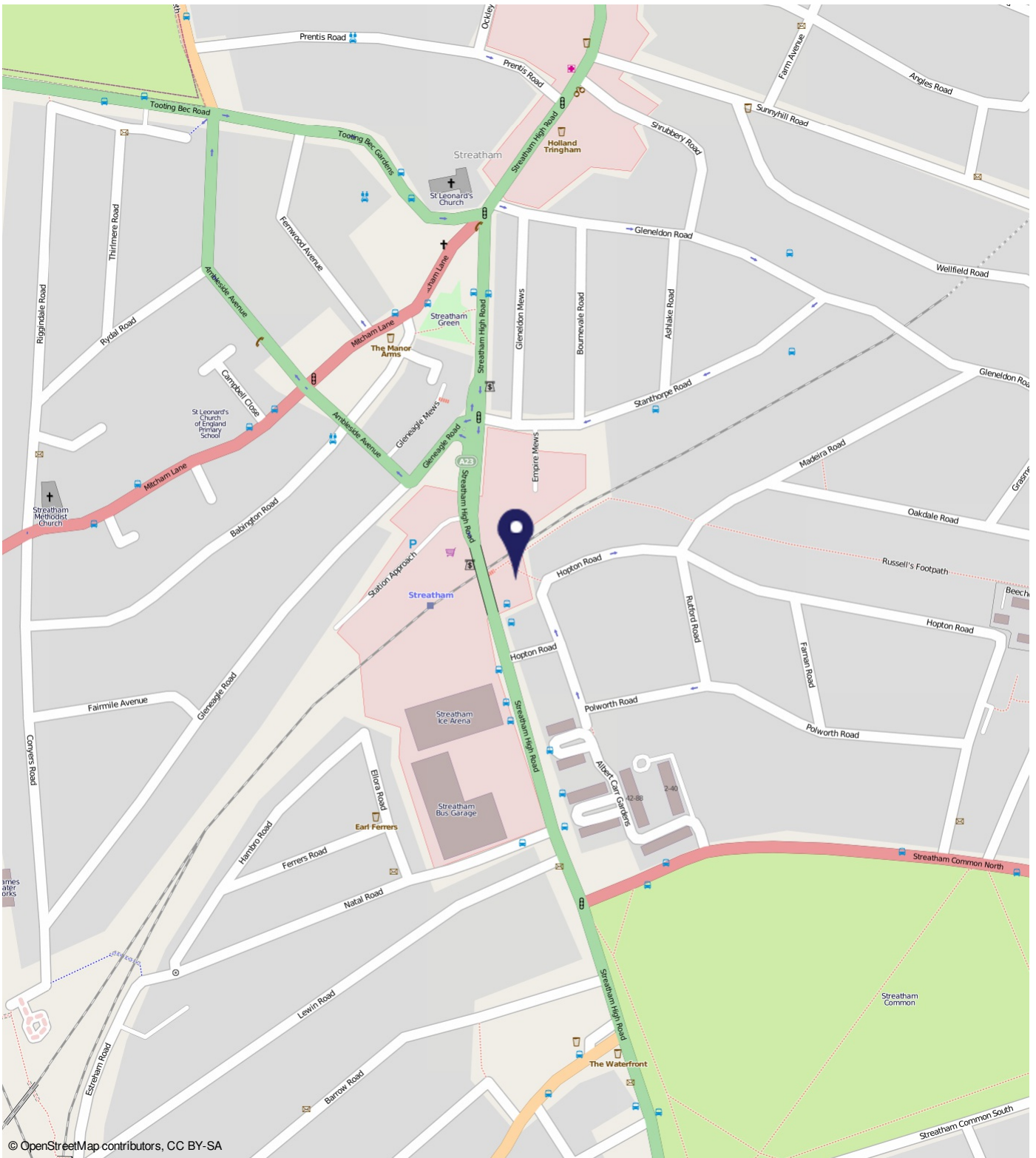
Borough: Lambeth

**£1,500 pcm**

- Two double bedrooms
- Spacious accommodation



The property benefits from a spacious, open plan kitchen/living area with integrated appliances and a sleek white bathroom suite and two double bedrooms. Situated moments from Streatham Common and Streatham Station, this is a fantastic location with a lot of amenities close by. The block has a lift and video door entry system. Available soon.



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## Streatham High Road, Streatham SW16

### Distances

- To Streatham Rail Station 0.1 miles
- To Streatham Common Rail Station 0.5 miles
- To Streatham Hill Rail Station 0.9 miles

**Energy Performance Certificate**

Flat 33, Hopton House, 243a Streatham High Road, LONDON, SW16 6EN

Dwelling type: Top-floor flat      Reference number: 8256-3816-7726-6064-4105  
 Date of assessment: 16 December 2014      Type of assessment: SAP, new dwelling  
 Date of certificate: 17 December 2014      Total floor area: 68 sq'

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,365**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 676 over 3 years	£ 676 over 3 years	Not applicable
Hot Water	£ 551 over 3 years	£ 551 over 3 years	
<b>Totals</b>	<b>£ 1,365</b>	<b>£ 1,365</b>	

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

**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The energy efficient, higher ratings are:

**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.