

Thurlow Towers, Streatham Hill SW16

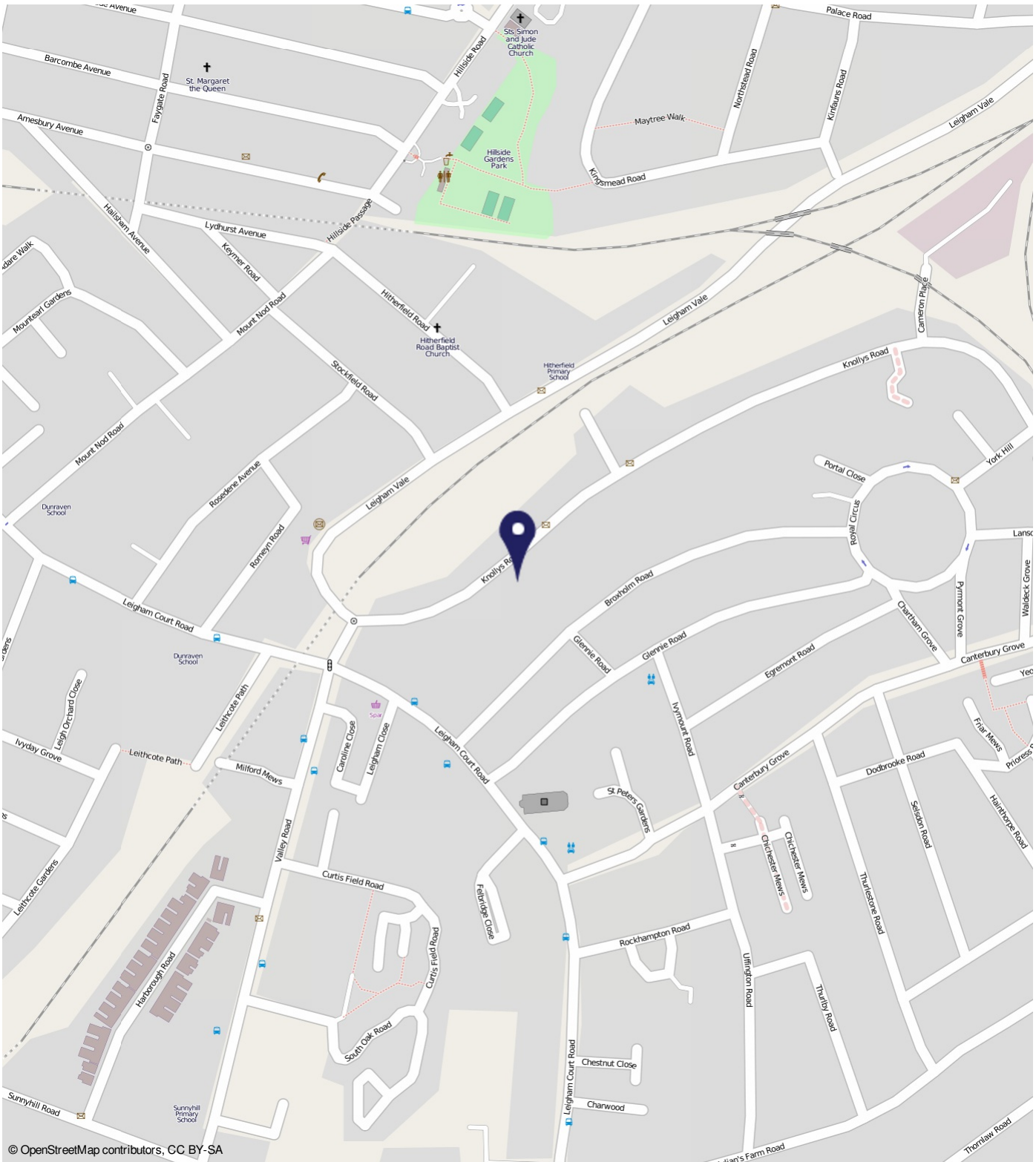
Borough: Lambeth

£1,400 pcm

- Two double bedrooms
- Newly refurbished



This stunning flat, part of an imposing building sitting atop a hill and offering beautiful views of the City, has been wonderfully refurbished to an exacting standard. The spacious and bright reception has original parquet floors and a room width window overlooking the well-kept communal gardens. The two double bedrooms have large windows both with the cityscape vista and the bathroom is finished in contemporary style. Thurlow Towers on Knollys Road is within close proximity of Streatham Hill station as well as Tulse Hill.



Thurlow Towers, Streatham Hill SW16

Distances

- To West Norwood Rail Station 0.5 miles
- To Tulse Hill Rail Station 0.6 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Rail Station 0.9 miles

Energy Performance Certificate

Flax 11 Thurlow Towers
 Streatham Road
 LONDON
 SW16 2JY

Dwelling type: Mid floor flat
 Date of assessment: 17 September 2009
 Date of certificate: 17 September 2009
 Reference number: 1234-6567-8901-0044

Total floor area: 64 m²

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
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales EPC Rating: **C**
 Environmental Impact Rating: **D**

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	210 kWh/m ² per year	124 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.3 tonnes per year
Lighting	£65 per year	£33 per year
Heating	£332 per year	£218 per year
Hot water	£32 per year	£32 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables you to compare one home to be compared with another. Please check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

This EPC and accompanying information is provided to you by the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to use this information to find out about other available help, visit our home energy efficiency call 0800 512 012 or visit www.energysavingtrust.org.uk

Page 1 of 4

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.