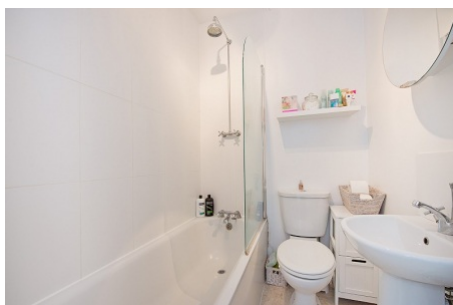
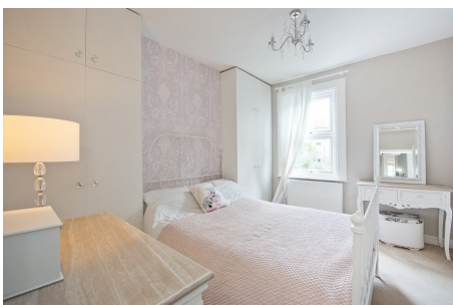


Tankerville Road, Streatham SW16

Borough: Lambeth

£1,750 pcm

- Two double bedroom flat
- Open plan kitchen/ living room

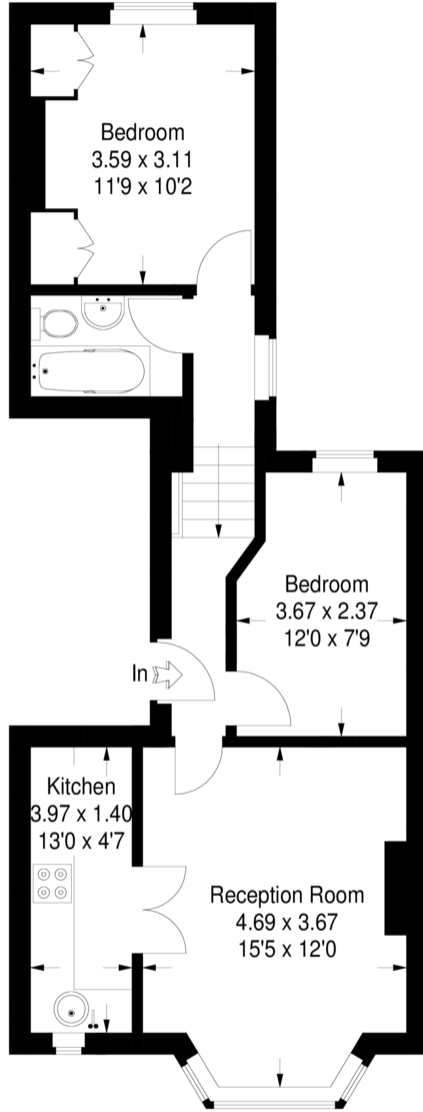


A bright and spacious, two double bedroom first floor conversion located a short walk from Streatham Common station. As well as the bedrooms there is a contemporary, open plan kitchen / living room and modern bathroom. Tankerville Road is a short walk from the wide open spaces of Streatham Common and the excellent amenities of the Streatham HUB. This property comes unfurnished (master bedroom has built-in wardrobes). Available immediately, unfurnished.

Rent (£1,750pcm), 5 week security Deposit (£2,015.00), 12 month tenancy. Council tax band C, Lambeth.

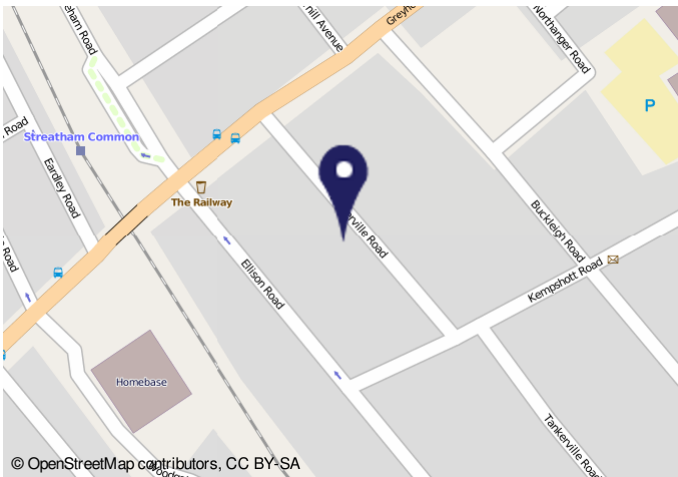
Tankerville Road

Approximate Gross Internal Area
51.4 sq m / 553 sq ft



First 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. (ID 120531)



Energy Performance Certificate

Flat 2, 10 Tankerville Road, LONDON, SW16 5LL
 Dwelling type: Mid-floor flat
 Date of assessment: 25 October 2012
 Date of certificate: 26 October 2012

Reference number: 8891-7750-0228-2227-2023
 Type of assessment: RdSAP existing dwelling
 Total floor area: 52 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 making improvement measures

Estimated energy costs of dwelling for 3 years:		
Current costs	£ 1,890	
Over 3 years you could save	£ 705	

Estimated energy costs of this home		
Lighting	£ 189 over 3 years	£ 99 over 3 years
Heating	£ 1,374 over 3 years	£ 792 over 3 years
Hot Water	£ 237 over 3 years	£ 213 over 3 years
Total	£ 1,800	£ 1,004

Energy Efficiency Rating

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 regeneration.

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 646	
2 Low energy lighting for all fixed outlets	£ 36	£ 61	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 78	

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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.