

## Poplar Court, Leithcote Path, Streatham Hill SW16

Borough: Lambeth

**£1,250 pcm**

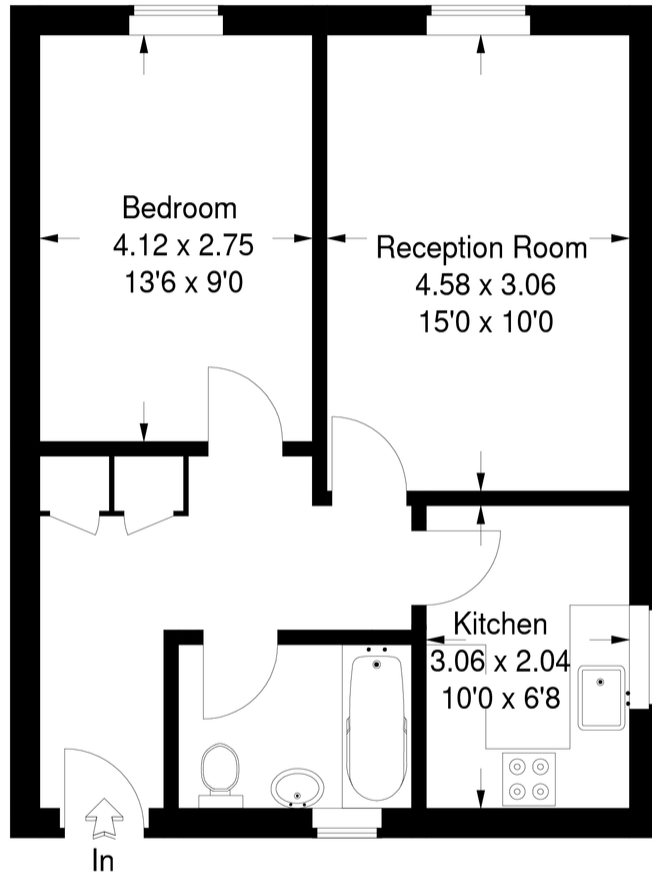
- Spacious one bedroom flat
- Good decorative order



A lovely one double bedroom flat in a smart and well maintained purpose built block. The flat is bright and spacious with lots of natural light and is in good decorative order. There are bus routes on Leigham Court Road and Streatham Hill and Tulse Hill BR stations are a short walk away, offering alternative routes into the city as well as shops, bars and restaurants. Available soon, furnished.

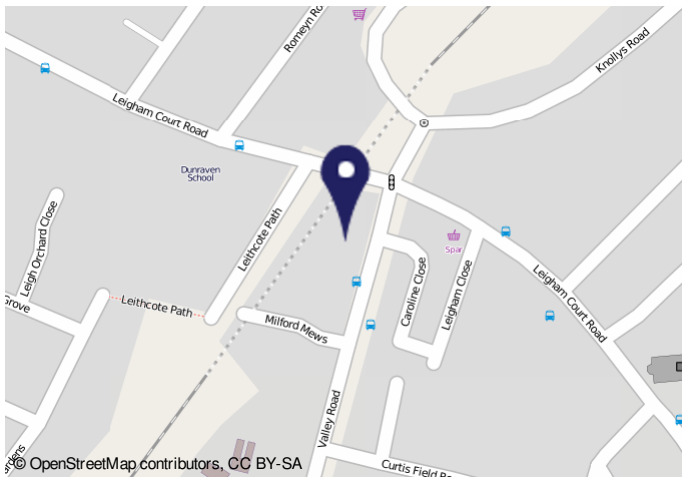
# Poplar Court

Approximate Gross Internal Area  
46 sq m / 495 sq ft



## Second 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. (ID71881)



Energy Performance Certificate			
Flat 13 Poplar Court, 1, Leithcote Path, LONDON, SW16 2GG		Dwelling type: Top-floor flat Date of assessment: 13 October 2009 Date of certificate: 14 October 2009 Reference number: 9009-2887-6803-0691-1515 Total floor area: 47 sqm	
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 (CO <sub>2</sub> ) emissions.			
<b>Energy Efficiency Rating</b>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.		The environmental impact rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
England & Wales		England & Wales	
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
Energy use	303 kWh/m <sup>2</sup> per year	Current	201 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	Current	1.8 tonnes per year
Lighting	£28 per year	Current	£20 per year
Heating	£332 per year	Current	£247 per year
Hot water	£131 per year	Current	£92 per year

**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.