

Pinfold Road, Streatham SW16

Borough: Lambeth

£1,300 pcm

- One double bedroom flat
- Top floor




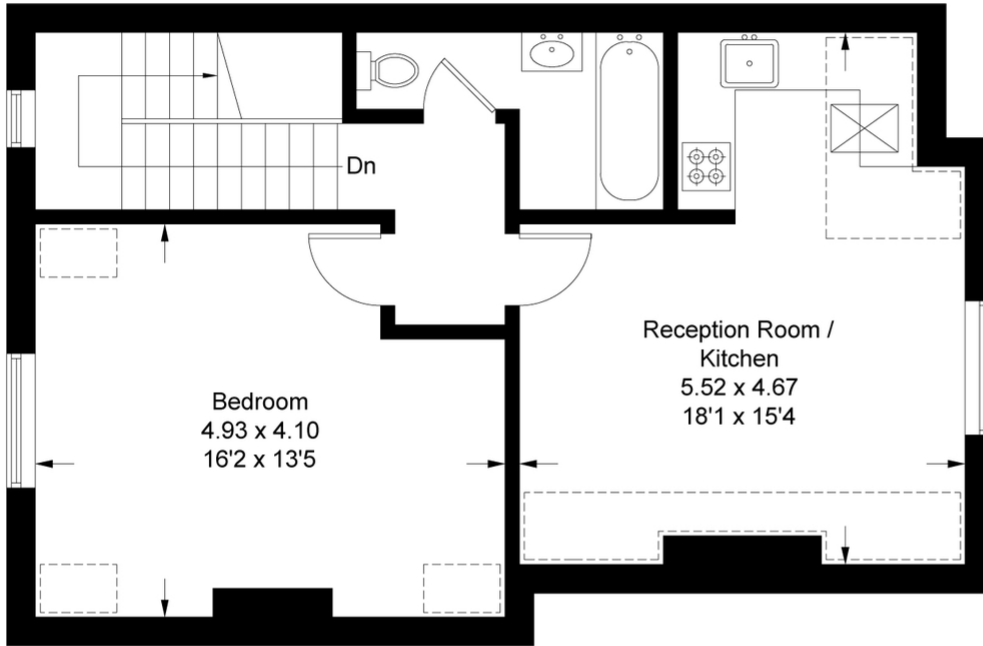
A delightful and large one bedroom top floor flat on Pinfold Road. The property comprises; spacious and bright open plan kitchen/ living room with appliances, double bedroom and smart tiled bathroom. Additional features include; recently decorated throughout and loft storage. Located within close proximity to Streatham and Streatham BR and the local amenities of Streatham High Road. Available from mid-March, part-furnished.

Pinfold Road

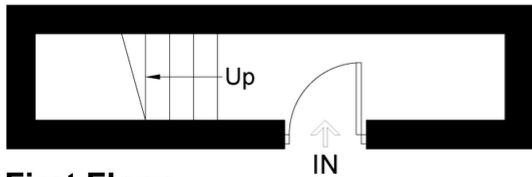
Approximate Gross Internal Area = 53.0 sq m / 570 sq ft
 Reduced Headroom = 7.4 sq m / 80 sq ft
 Total = 60.4 sq m / 650 sq ft



 = Reduced headroom below 1.5m / 5'0

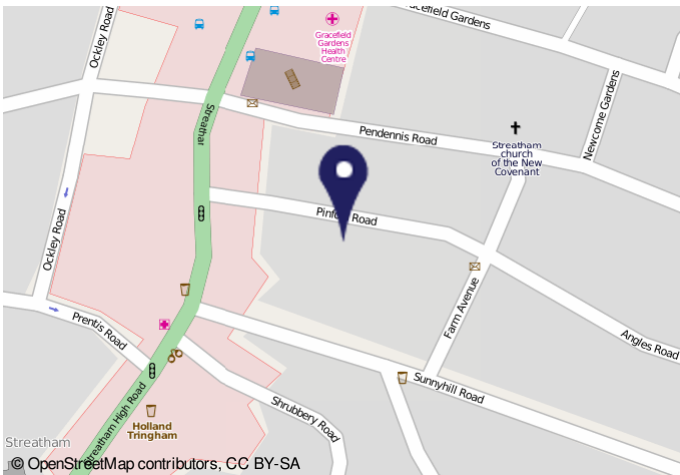



Second Floor



First Floor

This plan is for layout only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID587131)



Energy Performance Certificate 

16c Pinfold Road, LONDON, SW16 2BL
 Dwelling type: Top-floor flat
 Date of assessment: 17 August 2018
 Date of certificate: 17 August 2018
 Reference number: 8156-7628-6460-7543-2992
 Type of assessment: RdSAP existing dwelling
 Total floor area: 54 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: **£ 2,349**
Over 3 years you could save **£ 444**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 108 over 3 years	You could save £ 444 over 3 years
Heating	£ 1,914 over 3 years	£ 1,602 over 3 years	
Hot Water	£ 273 over 3 years	£ 177 over 3 years	
Total	£ 2,349	£ 1,887	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and sockets, and electricity generated by microgeneration.

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 recommendations on page 3.

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

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 31
2. Low energy lighting for all fixed outlets	£10	£ 33
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 216

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 553 1224 (textphone) for more advice. The Green Deal may enable you to make your home more energy efficient and cheaper to run.

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.