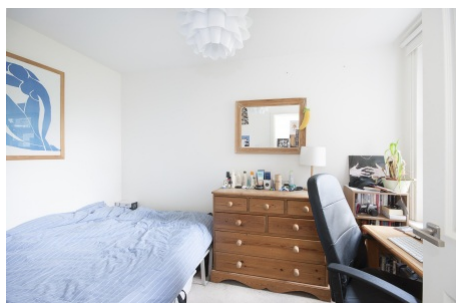


Holmewood Gardens, Streatham Hill SW2

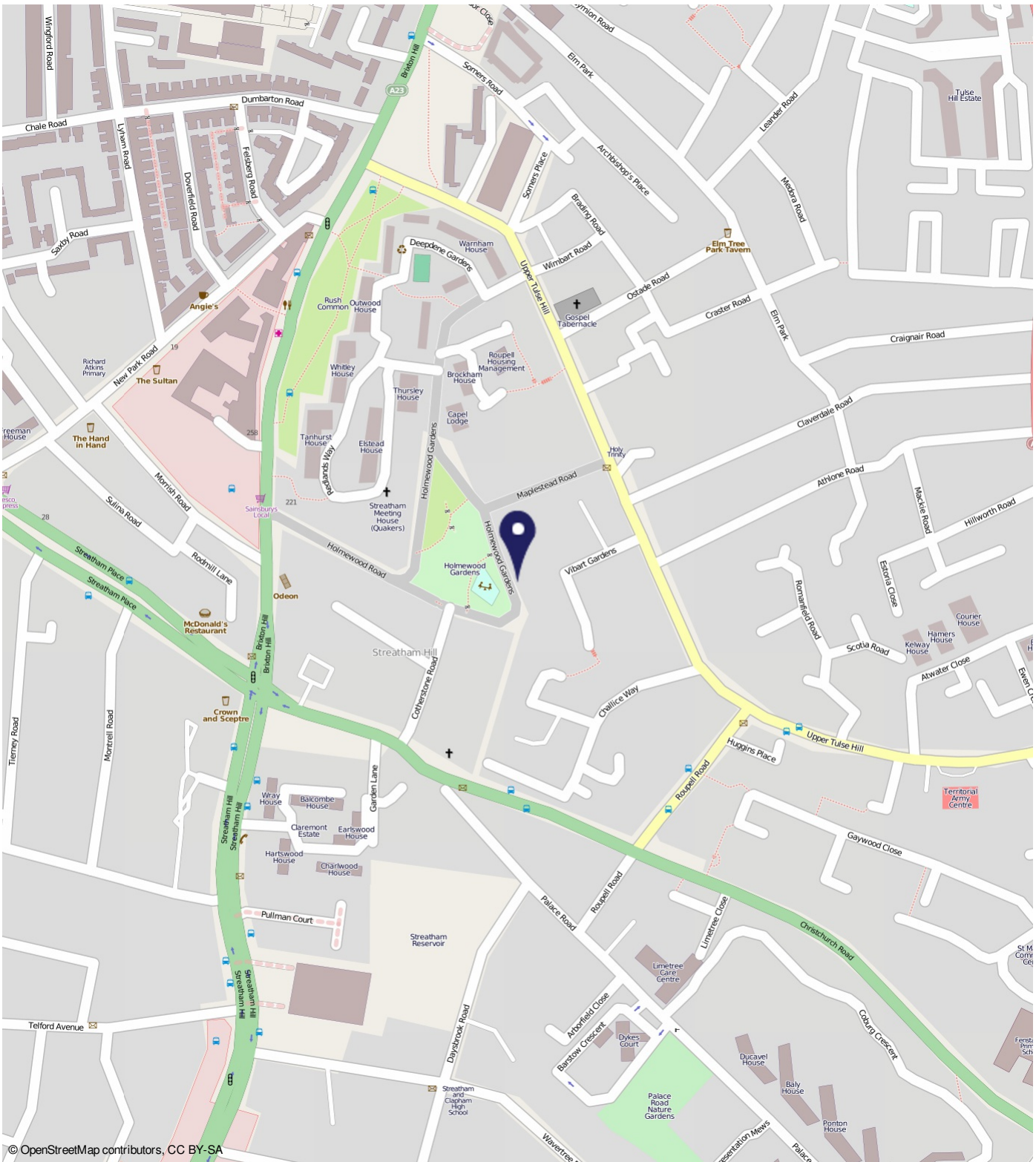
Borough: Lambeth

£1,600 pcm

- Two double bedrooms
- First floor flat



A well presented two double bedroom flat to rent on Holmewood Gardens. Arranged over the first floor of this stunning Victorian property, the accommodation comprises; open plan kitchen living room with integrated appliances and feature fireplace, two double bedrooms and modern fitted bathroom. The property is well connected and is within close proximity to Streatham Hill BR and Brixton tube.



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Holmewood Gardens, Streatham Hill SW2

Distances

- To Streatham Hill Rail Station 0.6 miles
- To Tulse Hill Rail Station 0.8 miles
- To Herne Hill Rail Station 0.9 miles

Energy Performance Certificate

First Floor Flat, 63 Holmewood Gardens, LONDON, SW2 2NB

Dwelling type: Mid-floor flat Reference number: 7198-6007-7238-0712-2924
 Date of assessment: 31 August 2012 Type of assessment: RdSAP existing dwelling
 Date of certificate: 31 August 2012 Total floor area: 47 sqm

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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,293**

Over 3 years you could save **£ 354**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 111 over 3 years	£ 94 over 3 years
Heating	£ 988 over 3 years	£ 689 over 3 years
Hot Water	£ 95 over 3 years	£ 95 over 3 years
Total	£ 1,293	£ 878

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

Energy Efficiency Rating

Energy efficiency class	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 potential rating shows the effect of undertaking the recommended measures in group 1. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 330	Yes
2 Low energy lighting for all fixed outlets	£ 15	£ 21	Yes

To find out more about this certificate and the measures you could take to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone 0800 1234). This Green Deal must show you how your home owner will repay it for no upfront cost.

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 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.