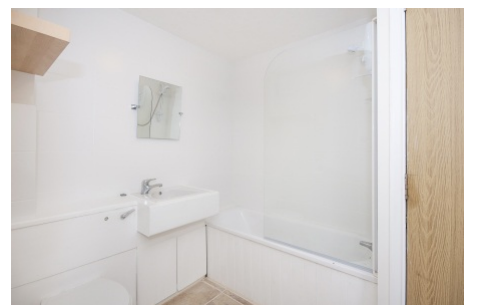


## Veronica Gardens, Streatham SW16

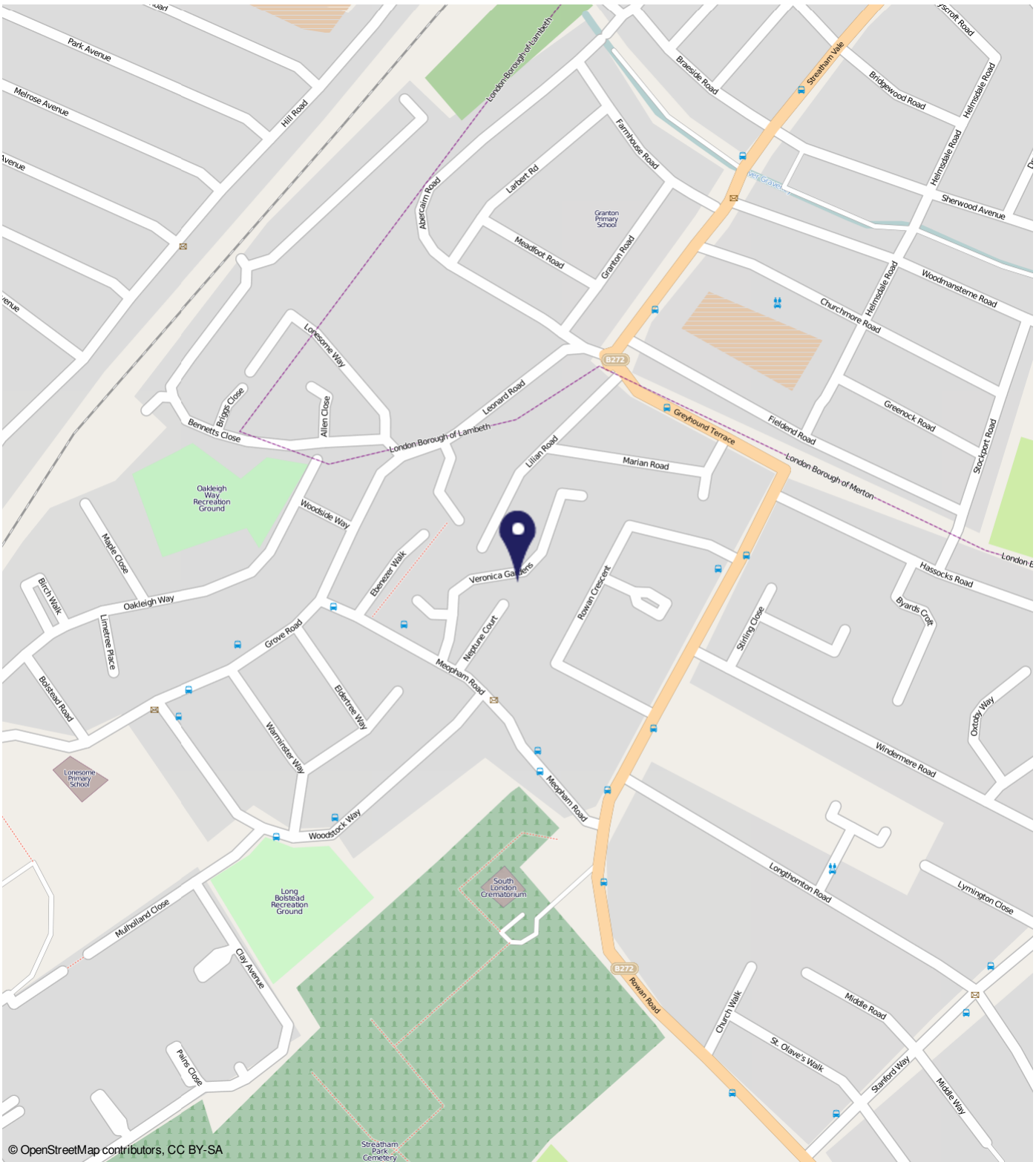
Borough: Lambeth

**£1,200 pcm**

- A recently refurbished two bedroom flat
- Spacious living room



A recently refurbished two bedroom flat to rent in Streatham. The property comprises; spacious living room, modern fitted kitchen with appliances and two bedrooms. The property is located between Streatham Common BR and Mitcham Eastfields BR. Available soon, unfurnished.



© OpenStreetMap contributors, CC BY-SA

## Veronica Gardens, Streatham SW16

### Distances

- To Mitcham Eastfields Rail Stat 0.5 miles
- To Streatham Common Rail Station 0.6 miles
- To Norbury Rail Station 0.9 miles
- To Tooting Rail Station 1 miles

**Energy Performance Certificate**

12, Veronica Gardens, LONDON, SW16 5JS  
 Dwelling type: Mid-rise flat  
 Date of assessment: 18 August 2014  
 Date of certificate: 19 August 2014

Reference number: 8754-7628-2290-3648-0902  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 48 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,491</b>
<b>Over 3 years you could save</b>	<b>£ 687</b>

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 59 over 3 years	£ 108 over 3 years
Heating	£ 618 over 3 years	£ 361 over 3 years
Hot Water	£ 174 over 3 years	£ 245 over 3 years
<b>Total</b>	<b>£ 4,491</b>	<b>£ 364</b>

You could save **£ 687** over 3 years

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

**Energy Efficiency Rating**

Energy efficiency (see energy costs)	Current	Potential
A	G	D

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 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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 65	✔
2 Fan assisted storage heaters and dual immersion cylinder	£600 - £900	£ 621	✔

To find out more about the recommendations and other actions you could take today to save money, visit [www.direct.gov.uk/money/more](http://www.direct.gov.uk/money/more) or call 0800 123 1234 (landline national rate). The Green Deal must always be made your home warmer and cheaper to run at 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 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.