

Streatham Common South, Streatham SW16

Borough: Lambeth

£1,350 pcm

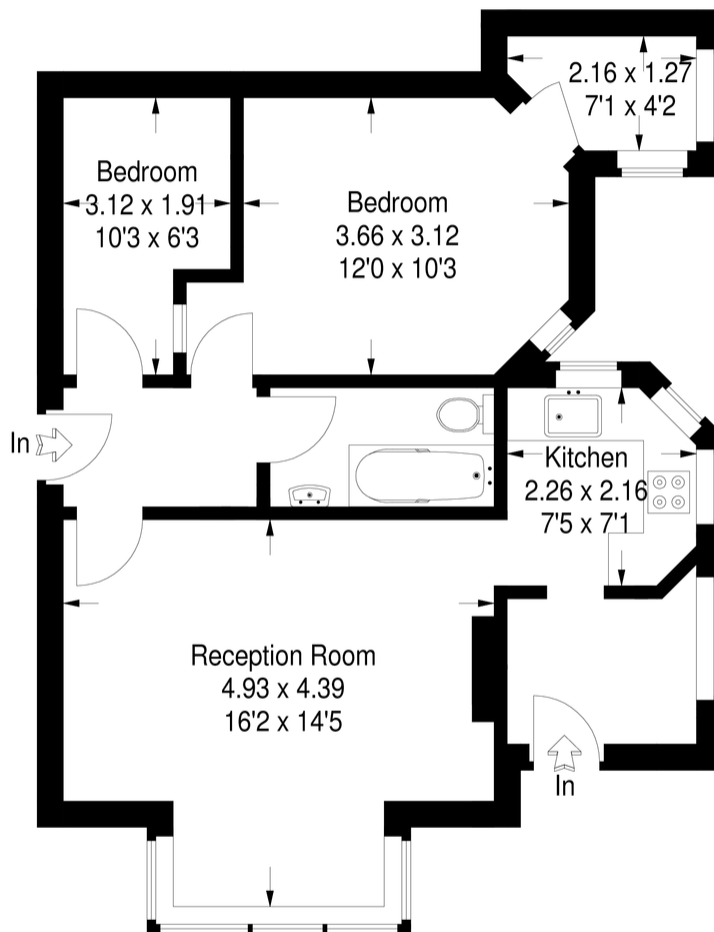
- One double bedroom flat
- Large reception room



A stunning one bedroom ground floor apartment located on Streatham Common South. This delightful and unique apartment comprises; large living room with square bay window overlooking Streatham Common, fitted kitchen, double bedroom leading onto a dressing room, study and tiled bathroom suite. The property is currently being redecorated throughout and is available immediately. Additional benefits include private entrance and off street parking. Ideal of a couple or single professional.

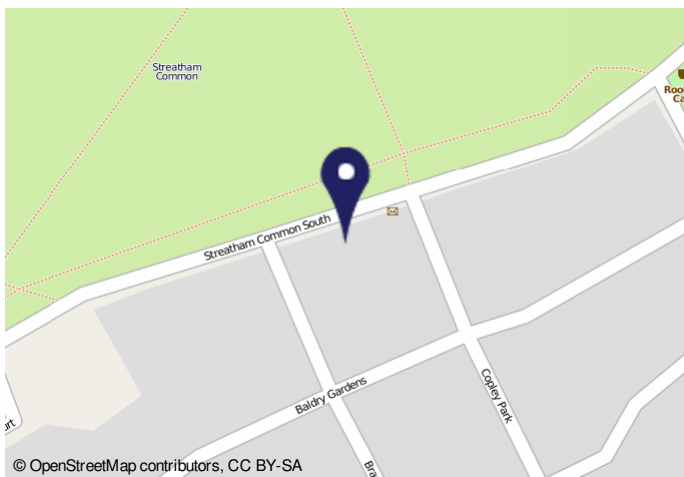
Streatham Common South

Approximate Gross Internal Area
56.2 sq m / 605 sq ft



Ground 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. (ID191952)



Energy Performance Certificate

Part 1, 21 Streatham Common South, LONDON, SW16 3BU

Dwelling type: Ground floor flat Reference number: 8465-7127-3010-3448-9956
 Date of assessment: 18 March 2015 Type of assessment: RdSAP existing dwelling
 Date of certificate: 18 March 2015 Total floor area: 58 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,377
Over 3 years you could save: £ 339

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 978 over 3 years	£ 633 over 3 years	
Hot Water	£ 279 over 3 years	£ 285 over 3 years	
Total	£ 1,377	£ 1,038	You could save £ 339 over 3 years

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

Energy Efficiency Rating

Very poor (1) - Poor (2) - Fair (3) - Good (4) - Very good (5) - Excellent (6)

Current: 3 (Fair) **Potential:** 4 (Good)

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 6).

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	£ 177	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 54	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,300	£ 108	

To find out more about the recommended measures and other actions you could take today to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (standard national call). The Green Deal must allow you to make your home warmer and cheaper to run at no-up-front cost.

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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.