

Danbrook Road , Streatham SW16

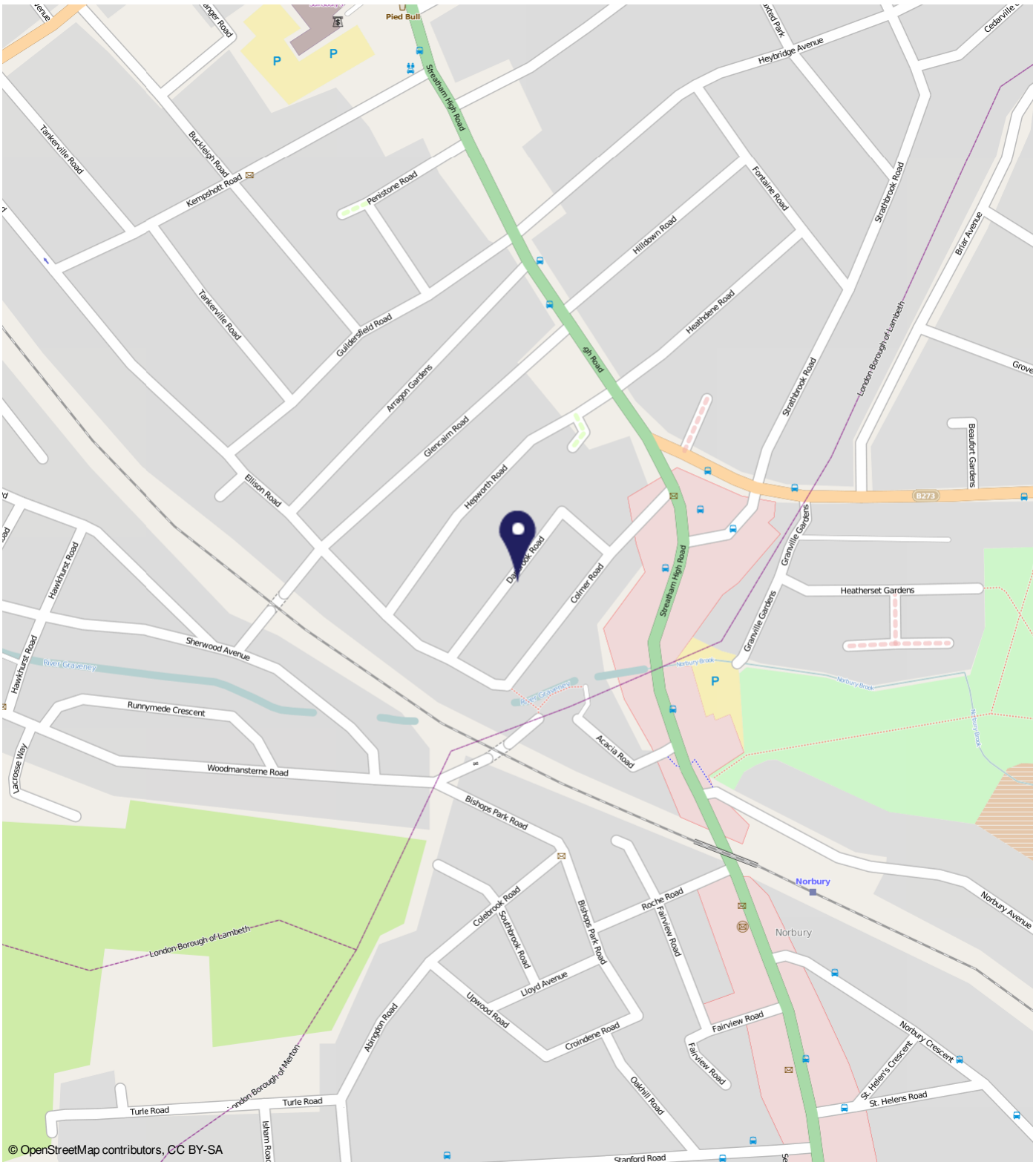
Borough: Lambeth

£1,100 pcm

- One bedroom flat
- Ground floor



A one bedroom garden flat on Danbrook Road. This ground floor property comprises; lounge with bay window, double bedroom, second reception room/ dining room, kitchen and bathroom. The property also has a private garden and has been re-painted throughout. Available now, unfurnished.



© OpenStreetMap contributors, CC BY-SA

Danbrook Road , Streatham SW16

Distances

- To Norbury Rail Station 0.2 miles
- To Streatham Common Rail Station 0.5 miles
- To Streatham Rail Station 0.8 miles

Energy Performance Certificate

29, Danbrook Road, LONDON, SW16 5JY
 Dwelling type: Ground floor flat
 Date of assessment: 15 October 2015
 Date of certificate: 16 October 2015

Reference number: 9558-9558-4260-9575-0504
 Type of assessment: RdSAP existing dwelling
 Total floor area: 44 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:	£ 1,518
Over 3 years you could save:	£ 483

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting: £ 129 over 3 years	£ 90 over 3 years	You could save £ 483 over 3 years
Heating: £ 1,148 over 3 years	£ 586 over 3 years	
Hot Water: £ 240 over 3 years	£ 246 over 3 years	
Total: £ 1,518	£ 922	

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

Energy Efficiency Rating

Energy efficiency	Current	Potential
Very poor (G)		
Poor (F)		
Below average (E)		
Average (D)		
Good (C)		
Very good (B)		
Excellent (A)		

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).

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	£ 242	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111	
3 Low energy lighting for all fixed outlets	£15	£ 20	

For more information on recommended measures and other actions you could take to save money, visit www.direct.gov.uk/myenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make 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.