

Beaumont Road, Streatham Hill SE19

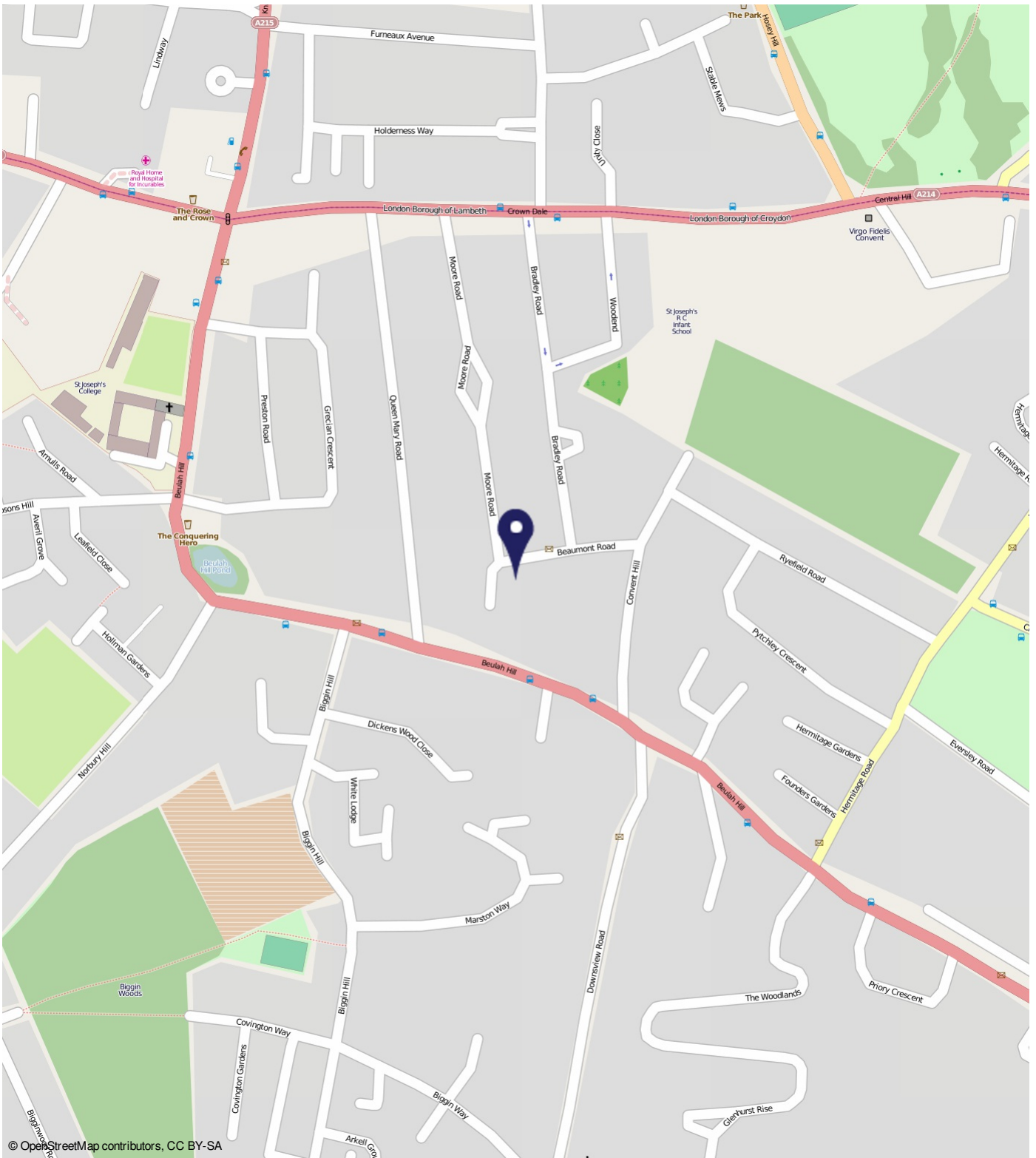
Borough: Lambeth

£1,200 pcm

- Top floor flat
- Two double bedrooms



A very well presented two bedroom top floor flat on this quiet side street between Crystal Palace and Streatham. The flat has two double bedrooms, a spacious reception and separate kitchen and its own private entrance.



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Distances

- To Gipsy Hill Rail Station 0.8 miles
- To West Norwood Rail Station 0.9 miles
- To Norbury Rail Station 1 miles
- To Sydenham Hill Rail Station 1.3 miles

Energy Performance Certificate

29b, Beaumont Road, LONDON, SE19 3QZ

Dwelling type: Top floor flat
 Date of assessment: 20 July 2015
 Date of certificate: 21 July 2015

Reference number: 0225-2870-7234-6725-0141
 Type of assessment: RdSAP existing dwelling
 Total floor area: 53 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:	Current costs	Potential costs
Over 3 years you could save	£ 1,635	£ 465

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 160 over 3 years	£ 110 over 3 years	You could save £ 465 over 3 years
Heating	£ 1,118 over 3 years	£ 792 over 3 years	
Hot Water	£ 357 over 3 years	£ 207 over 3 years	
Total	£ 1,635	£ 1,109	

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

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	£ 414	✓	
2 Low energy lighting for all fixed outlets	£ 15	£ 40	✓	

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 (except between 9am and 5pm). The Green Deal from 2012 aims to make your home warmer and cheaper to run in the long term.

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.