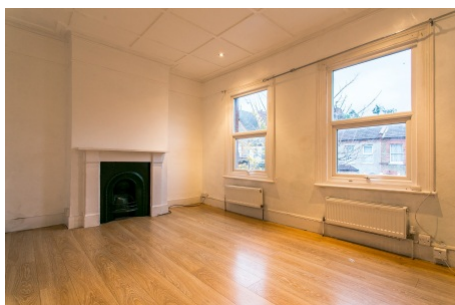


## Eardley Road, Streatham SW16

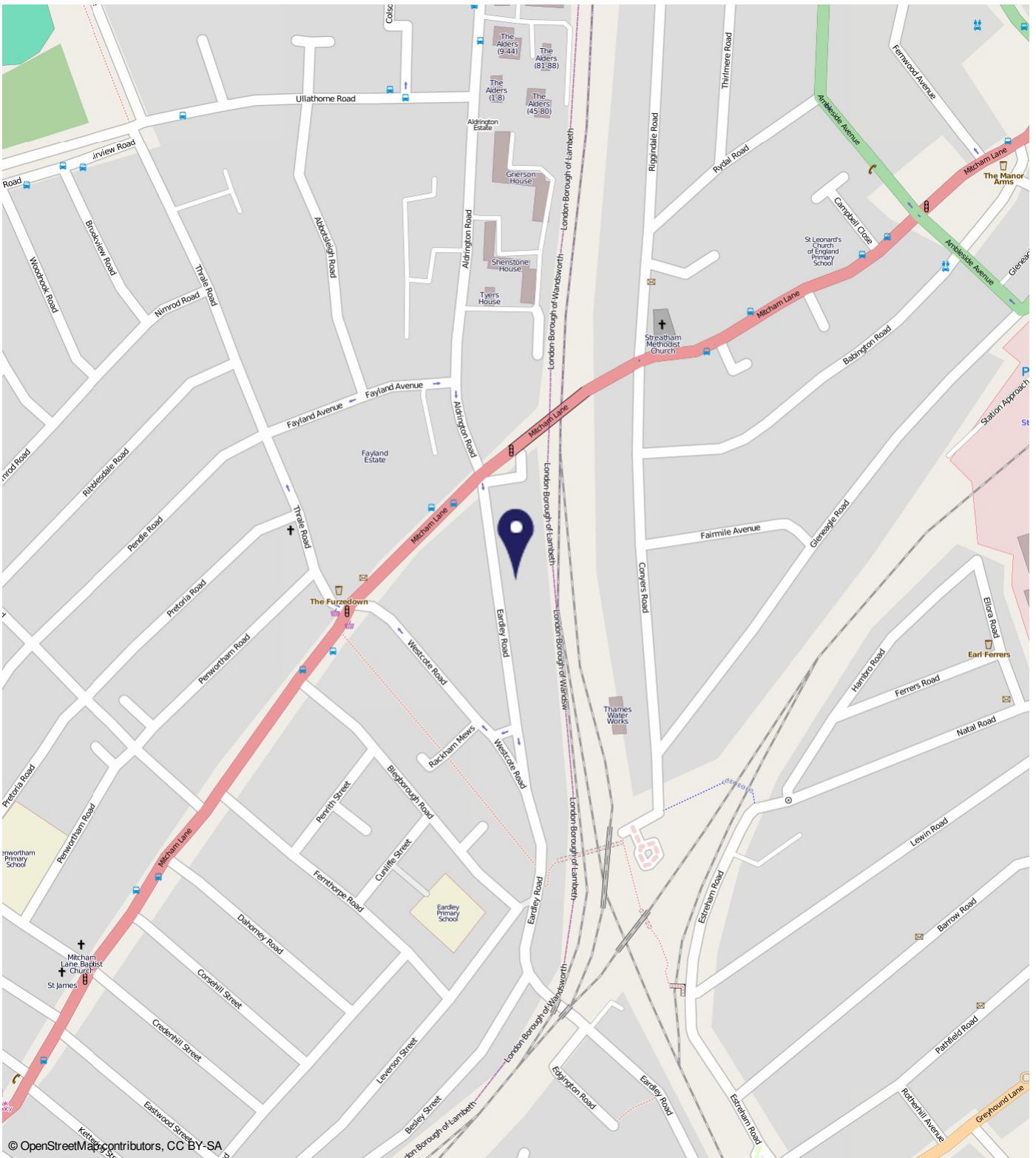
Borough: Wandsworth

**£1,100 pcm**

- One bedroom flat
- Top floor



A delightful one double bedroom top floor flat. Located on Eardley Road, this attractive property is located within close proximity to both Streatham and Streatham Common railway stations. The accommodation comprises large living room, separate modern fitted kitchen, bathroom and double bedroom. Available soon, unfurnished.



## Eardley Road, Streatham SW16

### Distances

- To Streatham Rail Station 0.3 miles
- To Streatham Common Rail Station 0.4 miles
- To Norbury Rail Station 1.1 miles
- To Tooting Bec Underground Stat 1.2 miles

**Energy Performance Certificate**

First Floor Flat, 38 Eardley Road, LONDON, SW16 6EP

Dwelling type: Top-floor flat Reference number: 2676-7024-7256-3775-0914  
 Date of assessment: 23 June 2015 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 23 June 2015 Total floor area: 40 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

Estimated energy costs of dwelling for 3 years: **£ 1,956**  
 Over 3 years you could save **£ 339**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 189 over 3 years	£ 96 over 3 years
Heating	£ 1,508 over 3 years	£ 1,280 over 3 years
Hot Water	£ 261 over 3 years	£ 201 over 3 years
<b>Total</b>	<b>£ 1,956</b>	<b>£ 1,487</b>

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 renewable generation.

**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 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	£ 255	Yes
2 Low energy lighting for all fixed outlets	£45	£ 94	Yes

To find out more about the Green Deal and other energy saving options you should see a Green Deal adviser. For more information visit [www.green-deal.gov.uk/energy](http://www.green-deal.gov.uk/energy) or call 0800 123 1234 (textphone 0800 1234). The Green Deal must 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.