

Leigham Avenue, Streatham Hill SW16

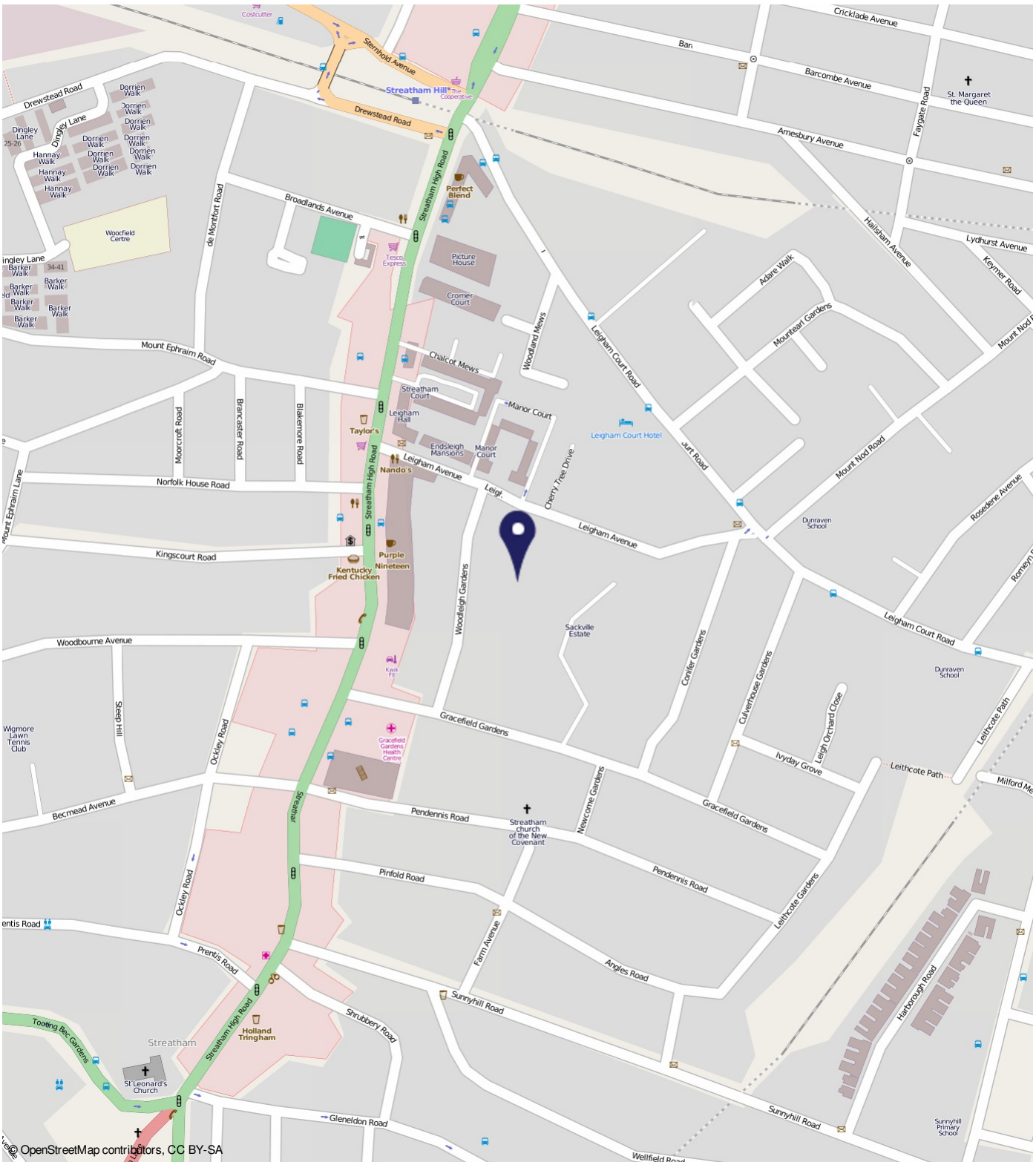
Borough: Lambeth

£1,800 pcm

- Three double bedroom maisonette
- Large living room



The property comprises; large living room with access onto a balcony, separate modern fitted kitchen with appliances, study/fourth bedroom, modern bathroom and separate WC and 3 bedrooms. The property has recently undergone a full refurbishment project. Located on Leigham Avenue, this flat is located within close proximity to Streatham Hill BR and the local conveniences of Streatham High Road.



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Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles
- To Tulse Hill Rail Station 1 miles

Energy Performance Certificate

Flat 23 Howland House, Leigham Avenue, LONDON, SW16 2TG

Dwelling type: Mid-floor apartment Reference number: 8865-7224-3690-3566-8956

Date of assessment: 16 April 2015 Type of assessment: RdSAP existing dwelling

Date of certificate: 16 April 2015 Total floor area: 75 sq'

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: £ 2,415

Over 3 years you could save: £ 1,047

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 153 over 3 years	You could save £ 1,047 over 3 years
Heating	£ 1,881 over 3 years	£ 909 over 3 years	
Hot Water	£ 303 over 3 years	£ 206 over 3 years	
Total	£ 2,415	£ 1,068	

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 renewable generation.

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 recommended measures in group 1. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 876	Yes
2 Low energy lighting for all fixed outlets	£20	£ 66	Yes

To find out more about this certificate and the recommended measures you could take to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone: 0800 123456). The Green Deal fund allows 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.