

## Pinfold Road, Streatham SW16

Borough: Lambeth

**£1,600 pcm**

- Two bedroom flat
- Two bathrooms

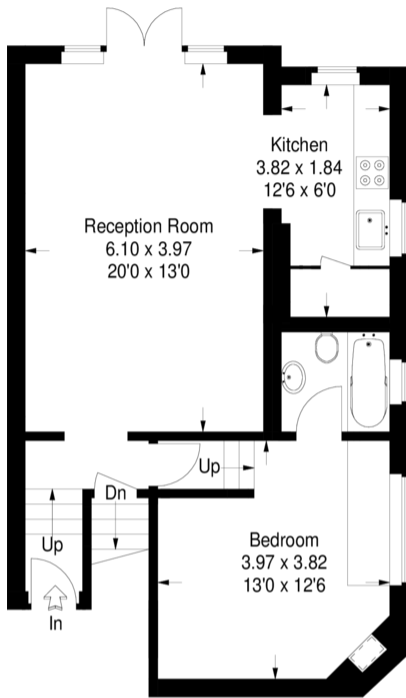


A lovely split-level two bedroom flat with private section of garden. There is also a spacious reception, ensuite bathroom to the master bedroom and the property is presented in excellent order throughout. Pinfold Road is in an excellent location directly off Streatham High Road and offers excellent transport links at both Streatham Hill and Streatham stations.

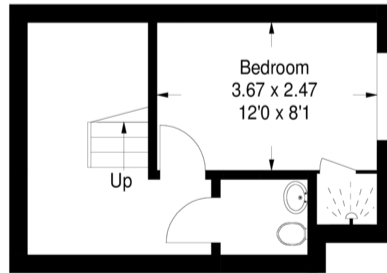
Rent (£1,600pcm), 5 week security deposit (£1,845.00), 12 month tenancy. Council tax band C, Lambeth.

# Pinfold Road

Approximate Gross Internal Area  
78 sq m / 839 sq ft



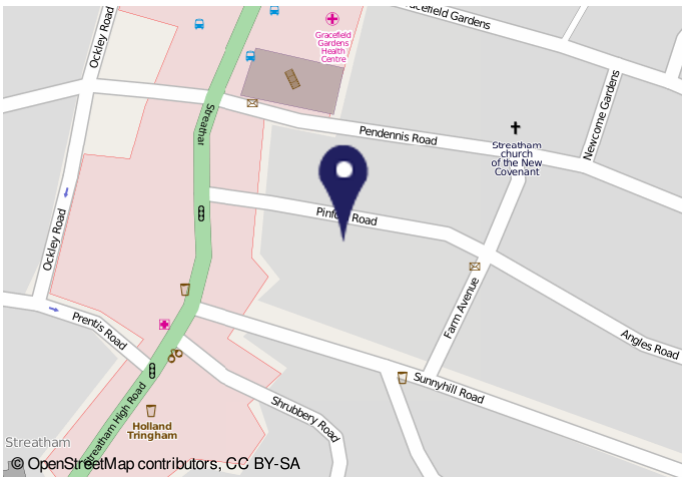
Ground Floor



Lower Ground Floor

Reduced headroom below 1.5 m / 5'0

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. (ID89416)



**Energy Performance Certificate**

Flat 2, 13, Pinfold Road, LONDON, SW16 2SL  
 Dwelling type: Ground floor flat  
 Date of assessment: 23 February 2016  
 Date of certificate: 23 February 2016  
 Reference number: 8176-722-4430-1217-4922  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 78 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:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 2,154	£ 696	£ 1,458

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

Energy Efficiency Rating	Current	Potential
Energy efficiency class (current)	D	C

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 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	£ 263	Yes
2 Floor insulation (suspended floor)	£800 - £1,200	£ 64	Yes
3 Low energy lighting for all fixed outlets	£50	£ 135	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (textphone 0800 123456). The Green Deal may allow you to make your home warmer and cheaper to run all in one go!

**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.