

Leigham Court Road, Streatham SW16

Borough: Lambeth

£1,400 pcm

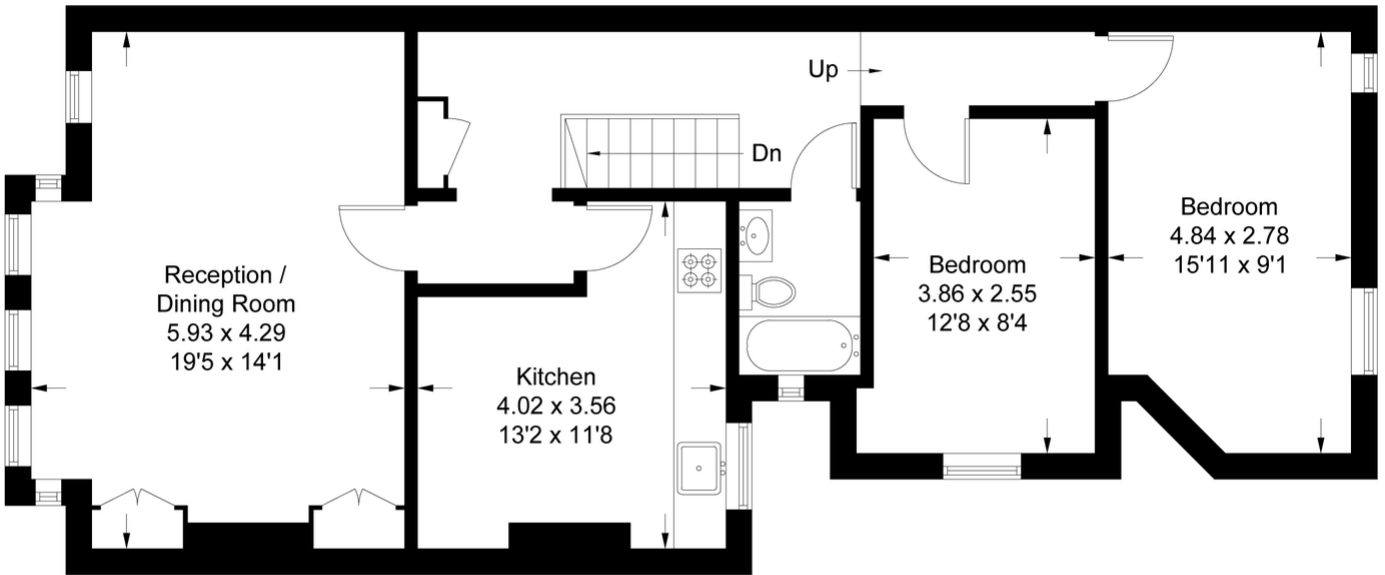
- Available now
- Furnished



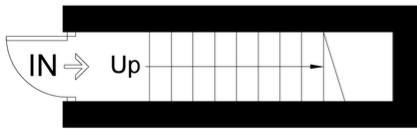
A large two bedroom apartment to rent on Leigham Court Road. This impressive property comprises; large living room with bay window, separate eat-in kitchen with appliances, two double bedrooms and modern bathroom with shower over the bath. Additional benefits include; double glazing, redecorated throughout and storage. Available now, furnished.

Leigham Court Road

Approximate Gross Internal Area
81.2 sq m / 874 sq ft

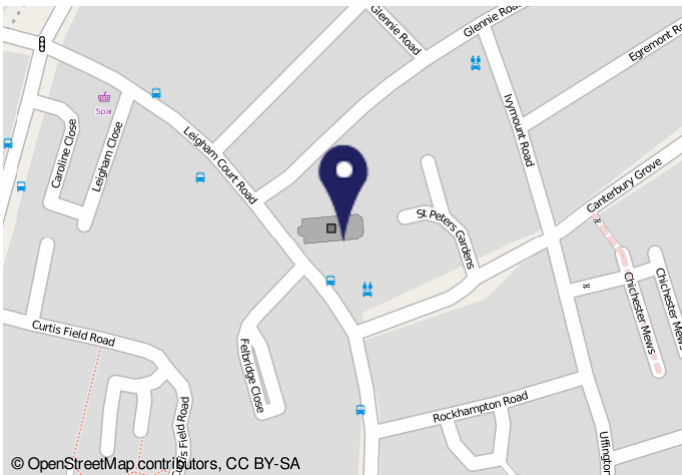


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID515307)



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Energy Performance Certificate

Flat 2, 209 Leigham Court Road
LONDON
SW16 2SD

Dwelling type: Top floor maisonette
Date of assessment: 27 May 2009
Date of certificate: 27 May 2009
Reference number: 2428/2004-6285-6821-4094
Total floor area: 88 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

England & Wales (2008 EPC)
This energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales (2008 EPC)
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	321 kWh/m ² per year	261 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	3.9 tonnes per year
Lighting	£62 per year	£62 per year
Heating	£573 per year	£494 per year
Hot water	£102 per year	£51 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your energy performance.
For advice on how to use this information to help you make energy saving decisions to help save your home, please contact Energy Saving Trust, 0800 912 012, or visit www.energysavingtrust.org.uk/energy

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.