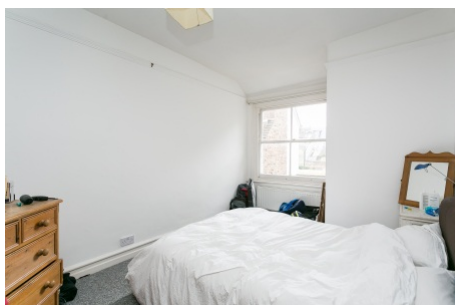


Wyatt Park Road, Streatham SW2

Borough: Lambeth

£1,348 pcm

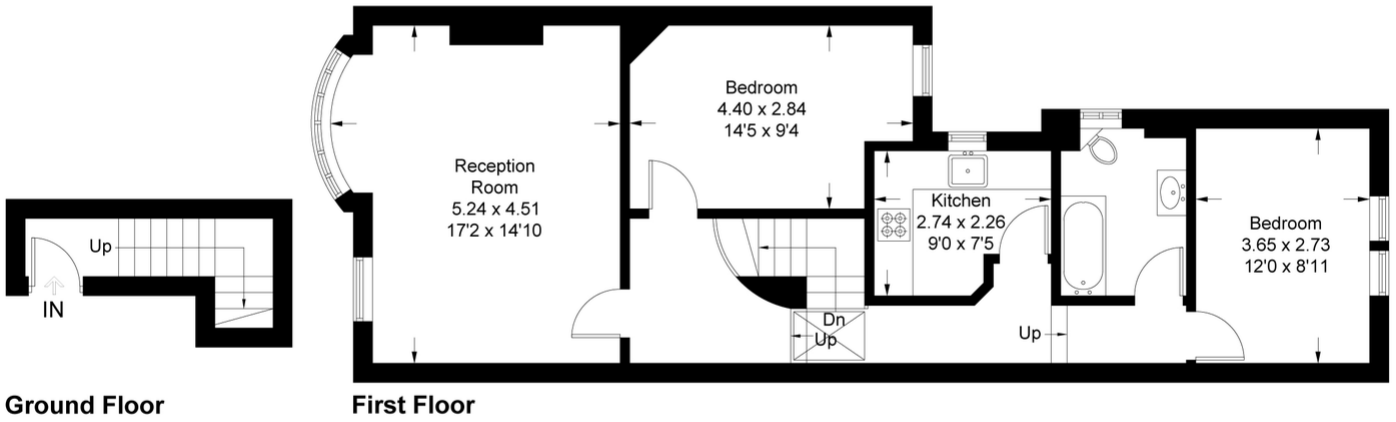
- Available from the beginning of May
- Unfurnished



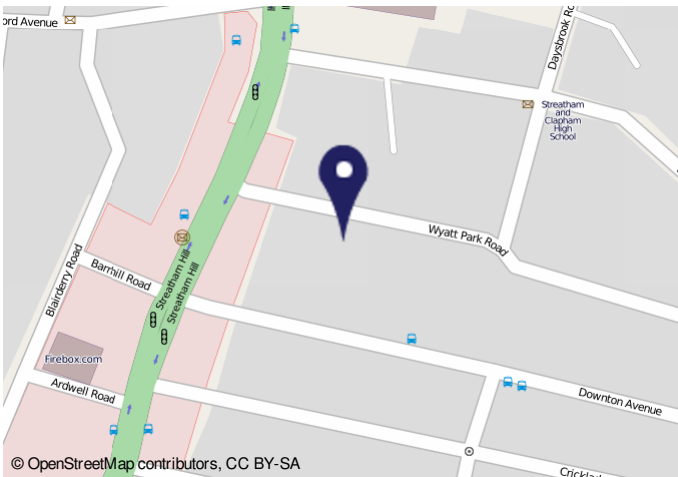
This spacious property comprises; large living room with bay window and feature fireplace, modern kitchen with appliances, two double bedrooms and a smart bathroom suite. Located within close proximity to Streatham Hill BR and the local amenities of the High Road.

Wyatt Park Road

Approximate Gross Internal Area
74.7 sq m / 804 sq ft



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. (ID524347)



Energy Performance Certificate

Upper Flat
14 Wyatt Park Road
LONDON
SE12 2TP

Dwelling type: Top-floor flat
Date of assessment: 24 January 2009
Date of certificate: 24 January 2009
Reference number: 0700-2864-6909-0921-7455
Total floor area: 69 m²

This home's performance is rated in terms of the 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

England & Wales
CO₂ emissions: 30028 kWh CO₂/year
Energy efficiency: 80 (100 is best)

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	419 kWh/year	419 kWh/year
Carbon dioxide emissions	5.4 tonnes per year	5.4 tonnes per year
Lighting	£42 per year	£28 per year
Heating	£761 per year	£762 per year
Hot water	£81 per year	£81 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.

The address and energy rating of the dwelling in this EPC may be given to EET to provide information on financial and/or improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 612 or visit www.energyrating.gov.uk/en/home

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.