

Endsleigh Mansions, Streatham Hill SW16

Borough: Lambeth

£1,075 pcm

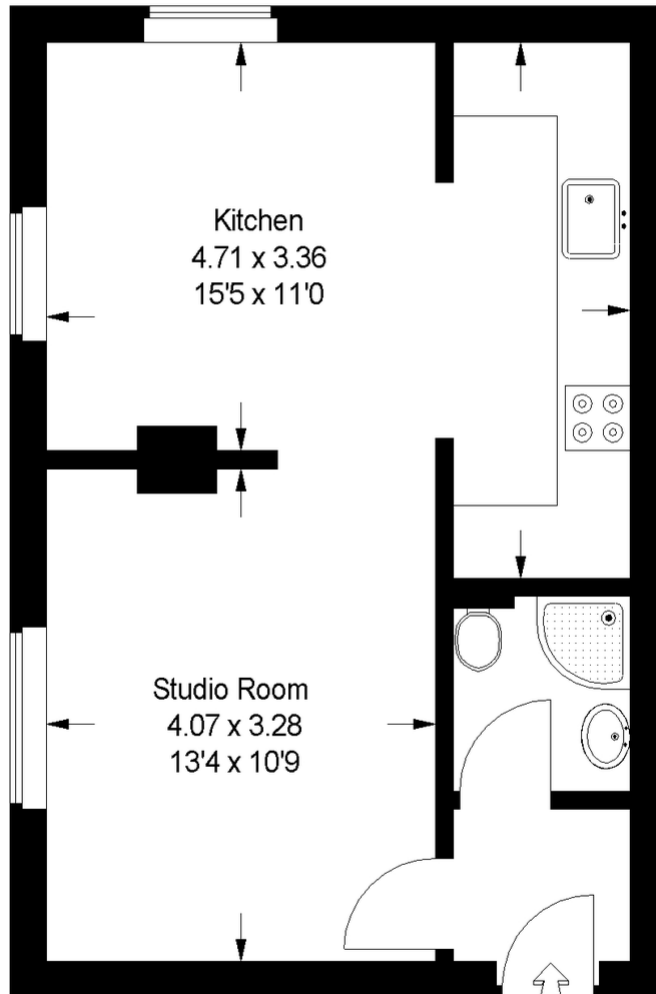
- Beautiful condition
- Very spacious studio



A beautiful and very spacious studio that has separate bedroom area, reception and kitchen. Endsleigh Mansions is just off Streatham High Rd and within close proximity of Streatham Hill station and the excellent array of shops, bars and restaurants.

Endsleigh Mansions

Approximate Gross Internal Area :-
36 sq m / 387 sq ft

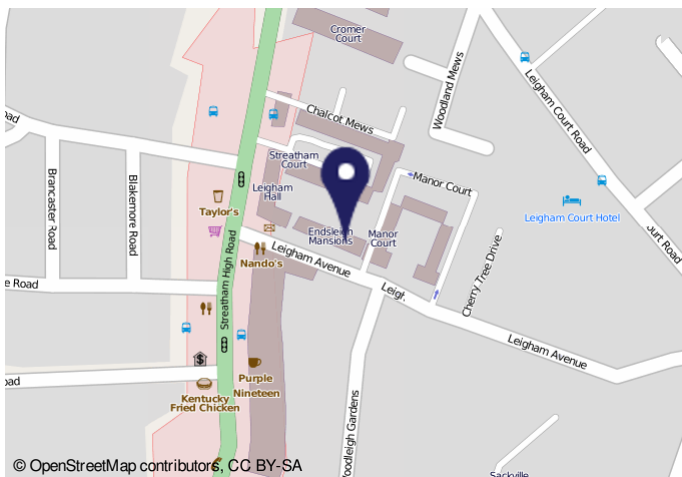


Third Floor

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. (ID12301)



Energy Performance Certificate			
Flat 36 Endsleigh Mansions Leigham Avenue S07 2DP	Dwelling type: Date of assessment: Location: Date of certificate: Reference number: Date of installation: Total floor area:	Top-floor flat 14 November 2011 S07 2DP 15 November 2011 S07 2DP-9620 0334-1992 SAP 36 m ²	SAF
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 (CO ₂) emissions.			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
The 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.			
The environmental impact rating is a measure of the amount of carbon dioxide (CO ₂) 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	141 kWh/m ² per year	141 kWh/m ² per year	
Carbon dioxide emissions	11.3 tonnes per year	11.3 tonnes per year	
Lighting	£24 per year	£24 per year	
Heating	£192 per year	£192 per year	
Hot water	£99 per year	£99 per year	
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, wherever they are, and they do not take account of individual fuel bills and carbon emissions in practice. The figures do not include the impact of the use of air conditioning or heating appliances, such as, for example, fire. They do not reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.			
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a mark and logo used to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information to improve your building's energy performance.			

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.